



Case Details - No Attachments

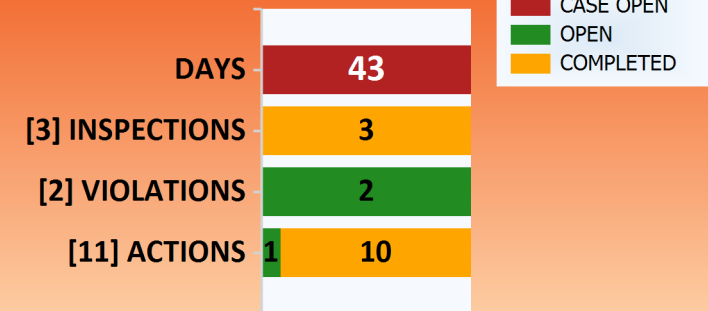
City of Ocala

Case Number

CE26-0570

Description: Unit 531			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: 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						

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		

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 McClellen 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.
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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 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):

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	6/3/2026	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 finaled by the 91st day after permit issuance, subsection (c) shall apply;
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				(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. Non-compliance (Massey) hearing: 08/13/2026
HEARING CODE BOARD	SHANEKA GREENE	6/11/2026		

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](#)

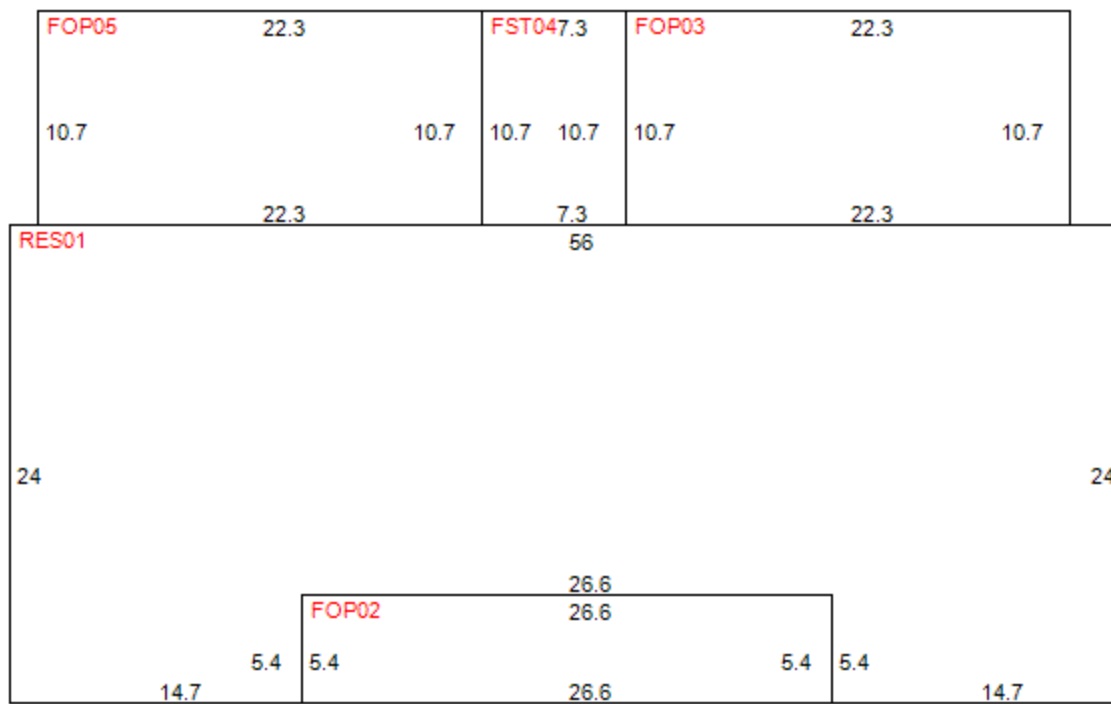
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0810		188.0	129.0	R3	188.00	FF						
Neighborhood 4709												
Mkt: 8 70												

[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

Type	ID	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

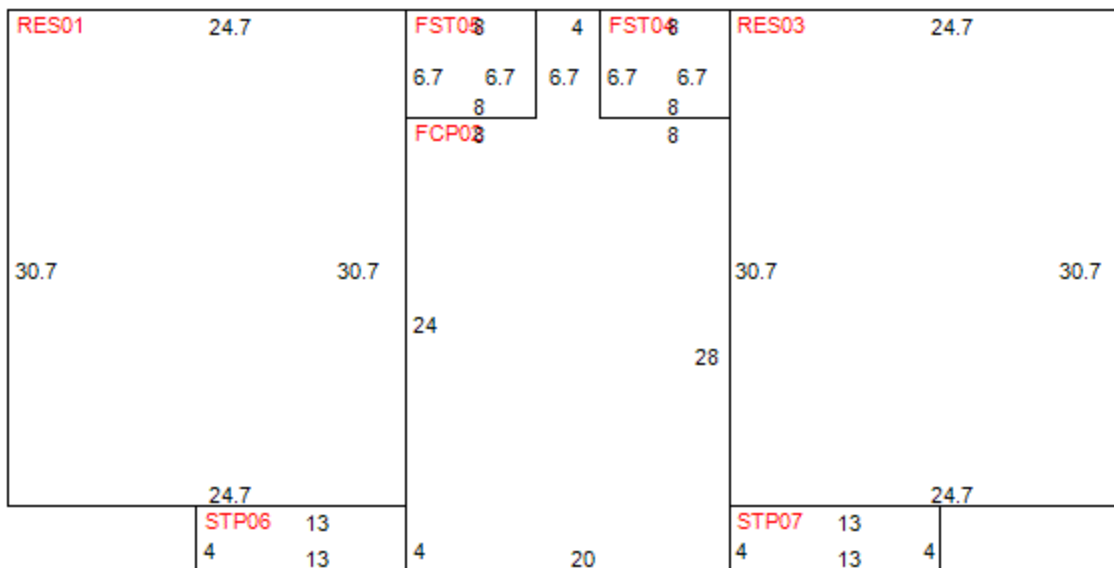
Foundation: 7 BLK PERIMETER Heat Fuel 2: 00
A/C: N Fireplaces: 0

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

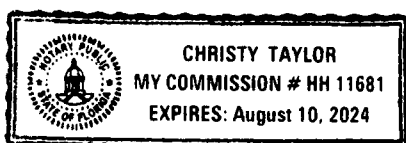
By: [Signature] 11/14/2022
(Date)
DAVID LOVECE
MANAGING MEMBER
EWDL, LLC
14201 Yacht Club Blvd.
Seminole, FL 33776

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



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
MORNING DEW ESTATE LLC

Filing Information

Document Number	L22000142067
FEI/EIN Number	88-1325525
Date Filed	03/23/2022
State	FL
Status	INACTIVE
Last Event	ADMIN DISSOLUTION FOR ANNUAL REPORT
Event Date Filed	09/27/2024
Event Effective Date	NONE

Principal Address

1512 CAMPHOR COVE DR.
LUTZ, FL 33549

Mailing Address

1512 CAMPHOR COVE DR.
LUTZ, FL 33549

Registered Agent Name & Address

WARREN, DARRELL
1512 CAMPHOR COVE DR.
LUTZ, FL 33549

Name Changed: 10/31/2023

Authorized Person(s) Detail

Name & Address

Title AMBR

WARREN, DARRELL
1512 CAMPHOR COVE DR.
LUTZ, FL 33549

Annual Reports

Report Year	Filed Date
2023	10/31/2023

Document Images

[10/31/2023 -- REINSTATEMENT](#)

[View image in PDF format](#)

[03/23/2022 -- Florida Limited Liability](#)

[View image in PDF format](#)



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: 531 NW 19TH AVE|22516-000-00

Case Number: CE26-0570

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. 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,

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: CE26-0570

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

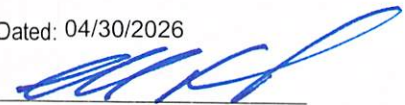
STATE OF FLORIDA
COUNTY OF MARION

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 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.

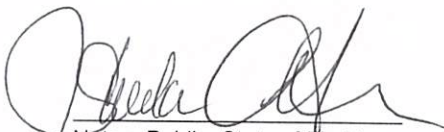
FURTHER, AFFIANT SAYETH NAUGHT.

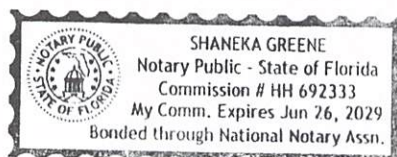
Dated: 04/30/2026


Code Inspector

STATE OF FLORIDA
MARION COUNTY

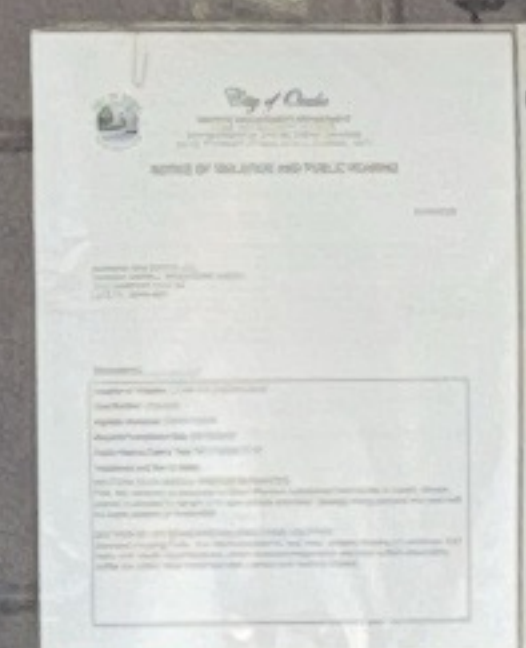
SWORN TO (or affirmed) before me: 04/30/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





531



City of Ocala
Code Enforcement Division
4/30/26, 8:59 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 DARRIN (REGISTERED AGENT)
1512 CAMPHOR LANE DR
LUTZ, FL 33549

Respondent(s) _____

Location of Violation: 531 NW 19TH AVE|22516-000-00

Case Number: CE26-0570

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. 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.

City of Ocala
Code Enforcement Division
4/30/26, 8:59 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

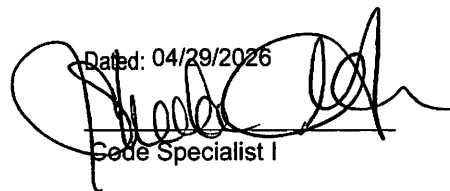
**AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)**

**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 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.

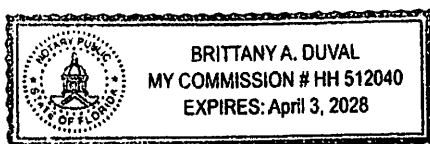
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/29/2026

Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

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


Notary Public, State of Florida





City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION
INSPECTION CHECKLIST

CASE NUMBER: CE26-0570

DATE: 04/28/2026

ADDRESS: 531 NW 19th Ave

PARCEL ID: 22516-000-00

*A mark or check next to a code section indicates a violation of such.

	302.1 – Sanitary Facilities	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order.
	302.2 – Location of Sanitary Facilities	Fixtures must be located within unit. Water closet, tub, or shower and lavatory must be in room no less than 30sq ft.
	302.3 – Hot and Cold Water Supply	Must have cold and hot water connected to kitchen sink, lavatory, and tub or shower.
	302.4 – Water Heating Facilities	Must have properly installed & maintained water heating facility to heat water to not less than 120 degrees.
✓	302.5, .5.1, .5.2, .5.3, .5.4 – Heating Facilities	Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms.
	302.6 – Kitchen Facilities	Kitchen equipped with properly maintained food prep surfaces, shelving, cabinets, drawers, freestanding or permanently installed cookstove, mechanical refrigeration.
	302.7 – Garbage Disposal Facilities	Adequate garbage disposal facilities or garbage storage containers.
	302.8 – Fire Protection	Comply with the applicable provisions of the fire prevention code of the applicable governing body.
✓	302.9 – Smoke Detector Systems	Must contain an approved listed smoke detector.
	303.1 – Windows	Every habitable room must have at least 1 window or skylight.
	303.2, .2.1, .2.2 – Ventilation	Every habitable room must have at least 1 window or skylight which can be easily opened to ventilate the room.
	303.3 – Bathroom	Every bathroom shall comply with the ventilation requirements in 303.2, unless equipped w/ approved ventilating system.
✓	303.4 – Electrical Lights and Outlets	Every habitable room must have 2 remote receptacles. Bedrooms and bathrooms must have 1 wall switch controlled lighting outlet. Kitchens must have 2 receptacles, and wall or ceiling lighting outlet controlled by a wall switch.
	303.5 – Light in Public Halls and Stairways	Every hall and inside stairway other than in one-family dwellings shall be lighted at all times.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

✓	304 – Minimum Electrical Requirements	Every outlet, fixture, wiring, and equipment shall be installed, maintained and connected to a source of power in accordance w/ the provisions of the electrical code of the AHJ.
	305.1 – Foundation	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
	305.2 – Exterior Walls	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any conditions which might admit rain, or dampness to the interior portions of the walls.
✓	305.3, .3.1, .3.2 – Roofs	Roof, and all portions, additions, or sections shall be structurally sound & maintained, and display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item
	305.4 – Means of Egress	Every unit shall have safe, unobstructed means of egress with minimum ceiling height of 7ft. Stairs shall have head room of no less than 6'8".
	305.5 – Stairs, Porches, & Appurtenances	Every inside & outside stair, porch and any appurtenance shall be safe to use & capable of supporting the load that normal use may cause to be placed thereon, and kept in sound condition and good repair.
	305.6 – Protective Railings	Railings shall be required on any unenclosed structure over 30" above ground level, or on steps containing 4 or more risers.
	305.7 – Windows	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
	305.8 – Windows to be Glazed	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
	305.9 – Window Sash	Window sash shall be properly fitted and weathertight within the window frame.
	305.10 – Windows to be Openable	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
	305.11.1 – Exterior Doors (Weathertight)	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
	305.11.2 – Exterior Doors (Hardware)	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
	305.12.1 – Exterior Door Frames (Weatherstripping)	Shall have properly installed and maintained weatherstripping to be substantially weathertight, watertight, and rodent and insect resistant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

	305.12.2 – Exterior Door Frames (Maintenance)	Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.
✓	305.13.1, .13.2 – Screens	Units without central A/C shall have screens on all openable windows and doors used or required for ventilation. Shall be stretched, fitted, and maintained without open rips or tears. A closing device shall be installed on all screen doors.
	305.14 – Protective Treatment	All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Siding must be weather tight.
	305.15 – Accessory Structures	Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
	305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings	Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary.
	305.17 – Structural Supports	Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.
	305.18 – Protective Railings for Interior Stairs	Interior stairs and stairwells more than four risers high shall have handrails. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.
	305.19, .19.1, .19.2 – Firestopping and Draftstopping	Firestopping must be maintained to cut off all concealed draft openings.
	305.20 – Interior Doors	Every interior door shall fit within its frame and shall be capable of being opened and closed.
	305.21 – Interior Door Hardware	Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.
	305.22 – Bathroom Doors	Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.
	305.23, .23.1, .23.2 – Skirting	Skirting shall be maintained free from broken or missing sections, pieces or cross members.
	306.1 – Required Space in Dwelling Unit	Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

	306.2 – Required Space in Sleeping Rooms	Every sleeping room occupied for sleeping by 1 occupant shall have at least 70sq ft. Any sleeping room occupied for sleeping by more than 1 person shall have at least 50sq ft per occupant.
	306.3, .3.1, .3.2 – Minimum Ceiling Height	Habitable rooms shall have no less than 7' ceiling height. If any room has a sloping ceiling, the ceiling height is required in only one-half of the room area.
	306.4 – Occupancy of Dwelling Unit Below Grade	No basement or cellar space shall be used as a habitable room or unit unless the necessary requirements are met as listed in the Standard Housing Code section 306.4.
✓	307.1 – Sanitation	Owners of multiple dwelling units are responsible for keeping the shared or common areas of the dwelling and premises clean and sanitary.
✓	307.2 – Cleanliness	Tenants of a dwelling unit shall keep the unit and premises which he occupies or is provided for his particular use clean and sanitary.
	307.3 – Garbage Disposal	Tenants shall dispose of all of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities or garbage storage containers.
	307.4 – Care of Premises	The property must be kept free and clean from any open storage of inoperable vehicle, ice box, refrigerator, stove, glass, building material, & building rubbish. Also must be free from weeds, dead trees, trash, garbage, etc.
	307.5 – Extermination	Occupants responsible for extermination in single dwelling unit. Owners responsible for extermination in buildings containing two or more dwelling units. Wood destroying organism extermination is always the owner's responsibility.
	307.6 – Use & Operation of Supplied Plumbing Fixtures	Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

NOTES:

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. Inside the house, smoke detectors were broken or missing. Some electrical outlets do not work. AC and heat inoperable. Soffit is rotted and roof has leak.

CODE ENFORCEMENT INSPECTOR: Chuck Hannah, Code



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

MAP# CE26-0570

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

BACK 1: 9333100079

UNC

9333100079



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5/18/2026 2:17 PM



City of Ocala
Code Enforcement Division
4/27/26, 2:56 PM



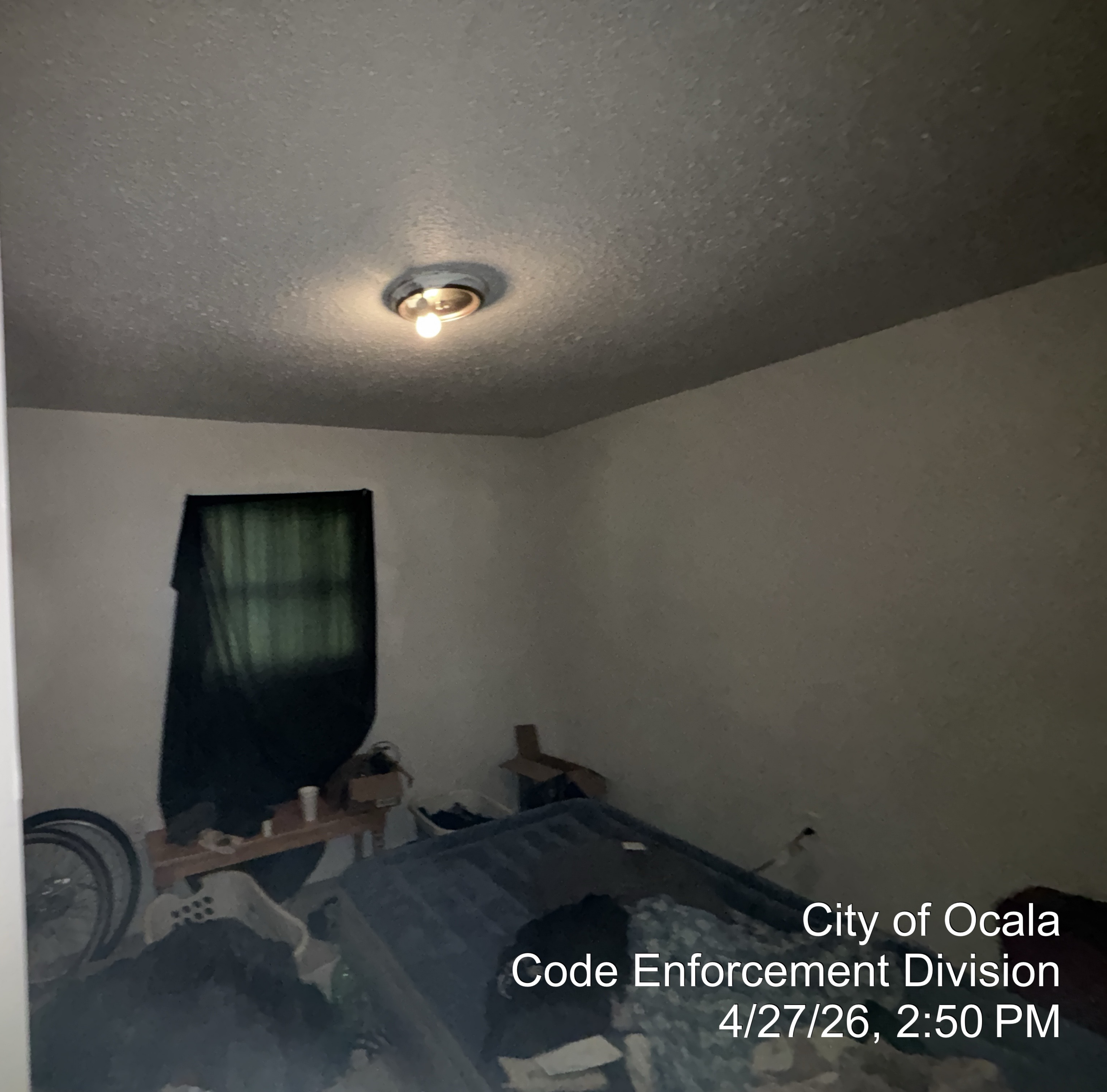
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