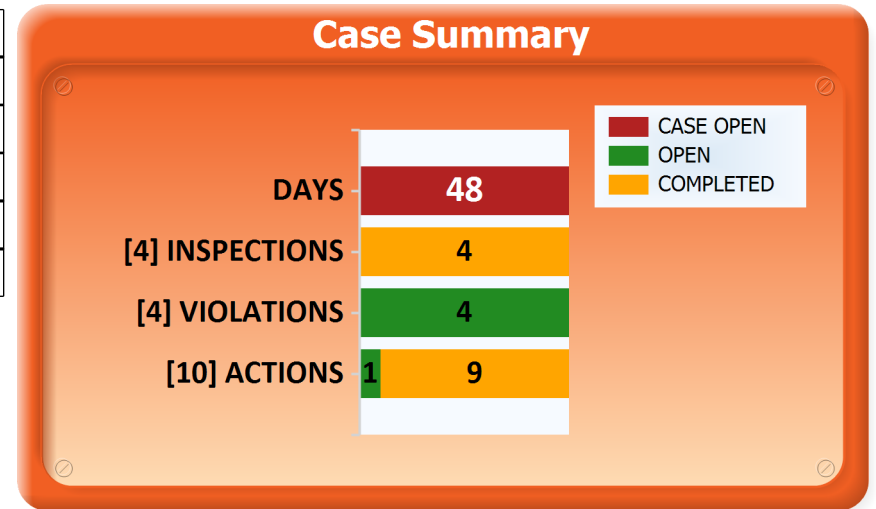


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0556

| | | | |
|---|---------|---------------------------|-------------------|
| Description: Standard Housing | | Status: HEARING | |
| Type: BUILDING REGULATIONS | | Subtype: STANDARD HOUSING | |
| Opened: 4/23/2026 | Closed: | Last Action: 6/11/2026 | Flw Up: 5/18/2026 |
| Site Address: 521 NW 19TH AVE OCALA, FL 34475 | | | |
| Site APN: 22516-000-00 | | Officer: OSIAS FERREIRA | |
| Details: | | | |



ADDITIONAL SITES **LINKED CASES**

CONTACTS

| NAME TYPE | NAME | ADDRESS | PHONE | FAX | EMAIL |
|--------------|------------------------|--|---------------|-----|-------|
| 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 | | | | | | |

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0556

| 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 | | | | | | | | | | |



Case Details - No Attachments

City of Ocala

Case Number

CE26-0556

| 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
CE26-0556

| | | | | | |
|------------|-----|-----------|-----------|-----------|---|
| INITIAL | CAN | 4/24/2026 | 4/27/2026 | COMPLETED | <p>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.</p> <p>I met with the building official; Greg McClellen, he confirmed the areas requiring attention.</p> <p>See CE26-0571, 0568, 0570</p> |
| CASE WORK | CAN | 4/28/2026 | 4/28/2026 | COMPLETED | |
| CASE WORK | CAN | 4/28/2026 | 4/28/2026 | COMPLETED | <p>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.</p> |
| COMPLIANCE | OSF | 5/18/2026 | 5/18/2026 | COMPLETED | Compliance date on NOVPH. |

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0556

| | | | | | |
|------------|-----|-----------|-----------|-----------|---|
| 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. |
|------------|-----|-----------|-----------|-----------|---|

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 |
| 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 | <p>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</p> <p>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.</p> |
| | | | | <p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 34-98, 82-151, and 122-51 and order to:</p> <p>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.</p> |

| | | | | |
|-----------------------------|---------------------------|------------------|------------------|--|
| <p>STAFF RECOMMENDATION</p> | <p>DALE HOLLINGSWORTH</p> | <p>5/22/2026</p> | <p>5/28/2026</p> | <p>(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.</p> <p>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.</p> <p>(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.</p> <p>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,</p> |
|-----------------------------|---------------------------|------------------|------------------|--|

| | | | |
|--|--|--|---|
| | | | <p>2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply;</p> <p>(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;</p> <p>(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.</p> <p>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.</p> <p>5.) Pay the cost of prosecution of \$197.45 by July 9th, 2026.</p> |
|--|--|--|---|

Case Details - No Attachments

City of Ocala

Case Number
CE26-0556

| | | | | |
|--------------------|----------------|-----------|--|---|
| | | | | Non-compliance (Massey) hearing: 08/13/2026 |
| HEARING CODE BOARD | SHANEKA GREENE | 6/11/2026 | | NEW BUSINESS |

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2026 Property Record Card

22516-000-00

[GOOGLE Street View](#)

Prime Key: 561029

[MAP IT+](#)

Current as of 4/27/2026

Property Information

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

Taxes / Assessments:

Map ID: 162

Millage: 1001 - OCALA

M.S.T.U.

PC: 08

Acres: .56

More Situs

Situs: 521 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 | \$193,200 |
| 6662/0633 | 04/2014 | 06 SPECIAL WARRANTY | 7 PORTIONUND INT | U | I | \$52,500 |
| 6012/1882 | 03/2014 | 07 WARRANTY | 7 PORTIONUND INT | U | I | \$100 |
| 6192/1464 | 09/2013 | 71 DTH CER | 0 | U | I | |
| 6662/0635 | 12/2010 | 06 SPECIAL WARRANTY | 7 PORTIONUND INT | U | I | |
| 6165/1241 | 12/2010 | 05 QUIT CLAIM | 7 PORTIONUND INT | U | I | |
| 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 | | | | | | | | | | | | |

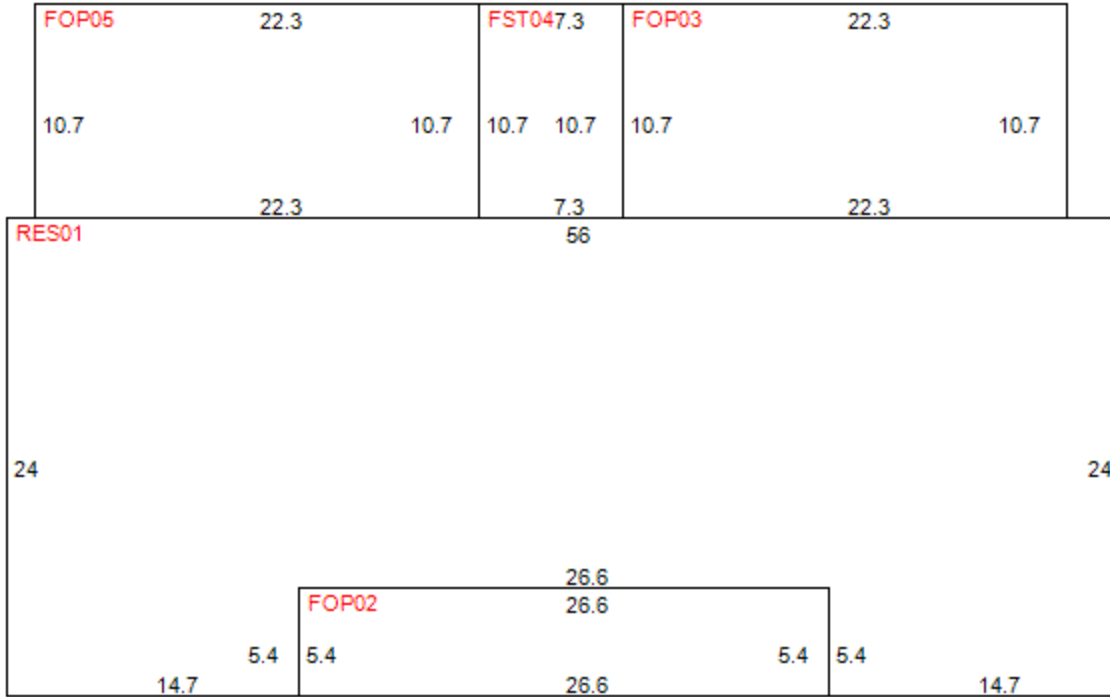
Traverse

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
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%
Architecture X - DUPLEX
Base Perimeter 171

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

Section: 1

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

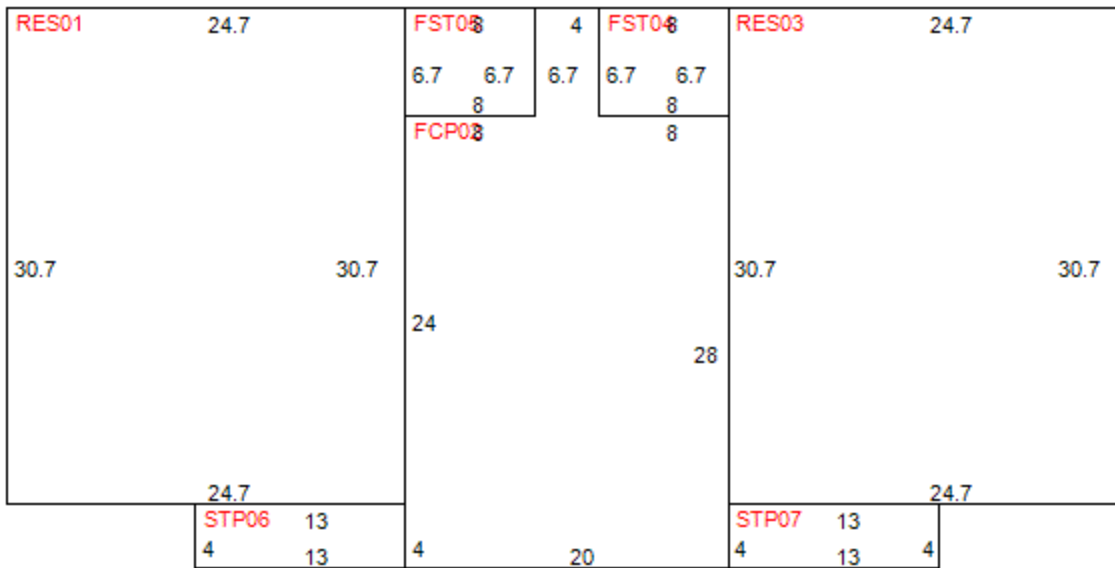
Foundation: 7 BLK PERIMETER Heat Fuel 2: 00
 A/C: N Fireplaces: 0

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 TILE | Bedrooms: 4 | Blt-In Kitchen: Y |
| Roof Cover: 08 FBRGLASS SHNGL | Wall Finish: 16 DRYWALL-PAINT | 4 Fixture Baths: 0 | Dishwasher: N |
| Heat Meth 1: 22 DUCTED FHA | Heat Fuel 1: 10 ELECTRIC | 3 Fixture Baths: 2 | Garbage Disposal: N |
| Heat Meth 2: 00 | Heat Fuel 2: 00 | 2 Fixture Baths: 0 | Garbage Compactor: N |
| Foundation: 7 BLK PERIMETER | Fireplaces: 0 | Extra Fixtures: 4 | Intercom: N |
| A/C: N | | | Vacuum: 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 NE 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 in 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: 521 NW 19TH AVE|22516-000-00

Case Number: CE26-0556

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 82-151 STANDARD HOUSING CODE ADOPTED

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

SECTION 122-51 BUILDING PERMIT REQUIRED

220-volt outlet installed on furnace without permit. Please obtain proper permit.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER

Junk, debris, and trash scattered throughout the property. Please remove all trash, debris, and junk from property

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 discharged in yard. Please contact the City for sewer hookup to property.

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: CE26-0556

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

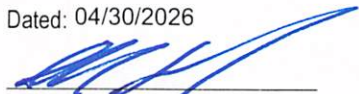
STATE OF FLORIDA
COUNTY OF MARION

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 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.

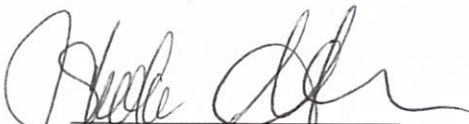
FURTHER, AFFIANT SAYETH NAUGHT.

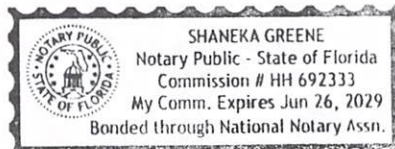
Dated: 04/30/2026


Code Inspector

STATE OF FLORIDA
MARION COUNTY

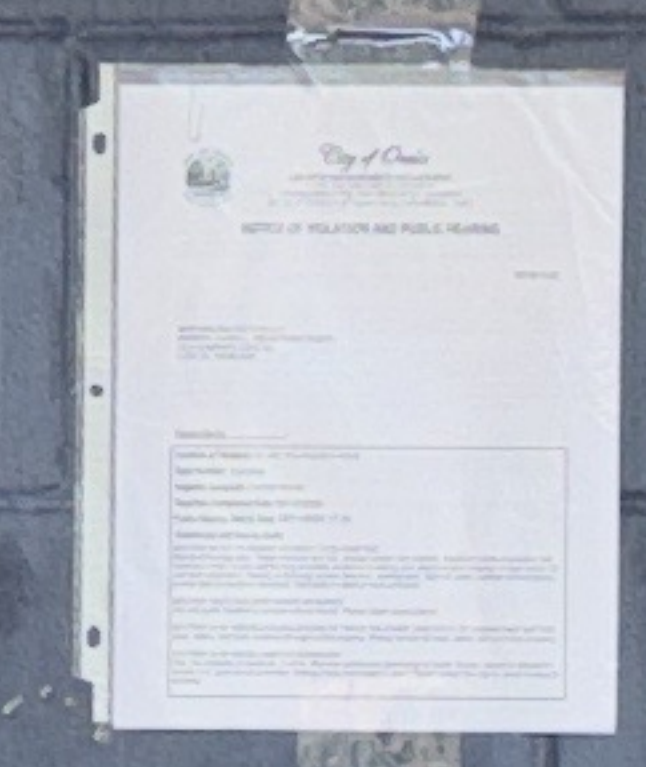
SWORN TO (or affirmed) before me: 04/30/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





521



City of Ocala
Code Enforcement Division
4/30/26, 8:57 AM



City of Ocala

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

NOTICE OF VIOLATION AND PUBLIC HEARING

04/30/2026

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

Respondent(s) _____ /

Location of Violation: 521 NW 19TH AVE|22516-000-00

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220-volt outlet installed on furnace without permit. Please obtain proper permit.

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNDESIRABLE MATERIAL
Junk, debris, and trash scattered throughout the property. Please remove all trash, debris, and junk from property

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 discharged in yard. Please contact the City for sewer hookup to property.

City of Ocala
Code Enforcement Division
4/30/26, 8:56 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

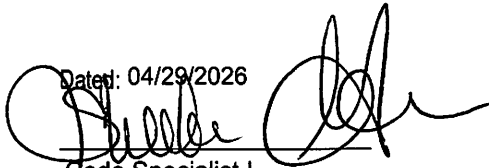
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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

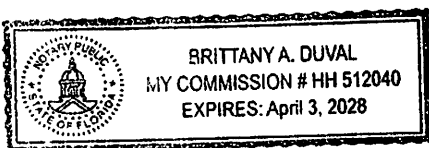
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/29/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

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


Notary Public, State of Florida





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

Map H CE26-0556

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

POSTAL SERVICE
 JACOBSON HILL RPDC 320
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Label 990-RPT Oct. 2015
FIRST Pitney Bowes



US POSTAGE MA PITNEY BOWES

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 UNABLE TO FORWARD
 BC: 34471217299 *2724-02072-01-47


UNC
 3054475001727



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



City of Ocala
Code Enforcement Division
4/27/26, 9:22 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:06 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:06 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:06 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:06 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:06 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:06 AM



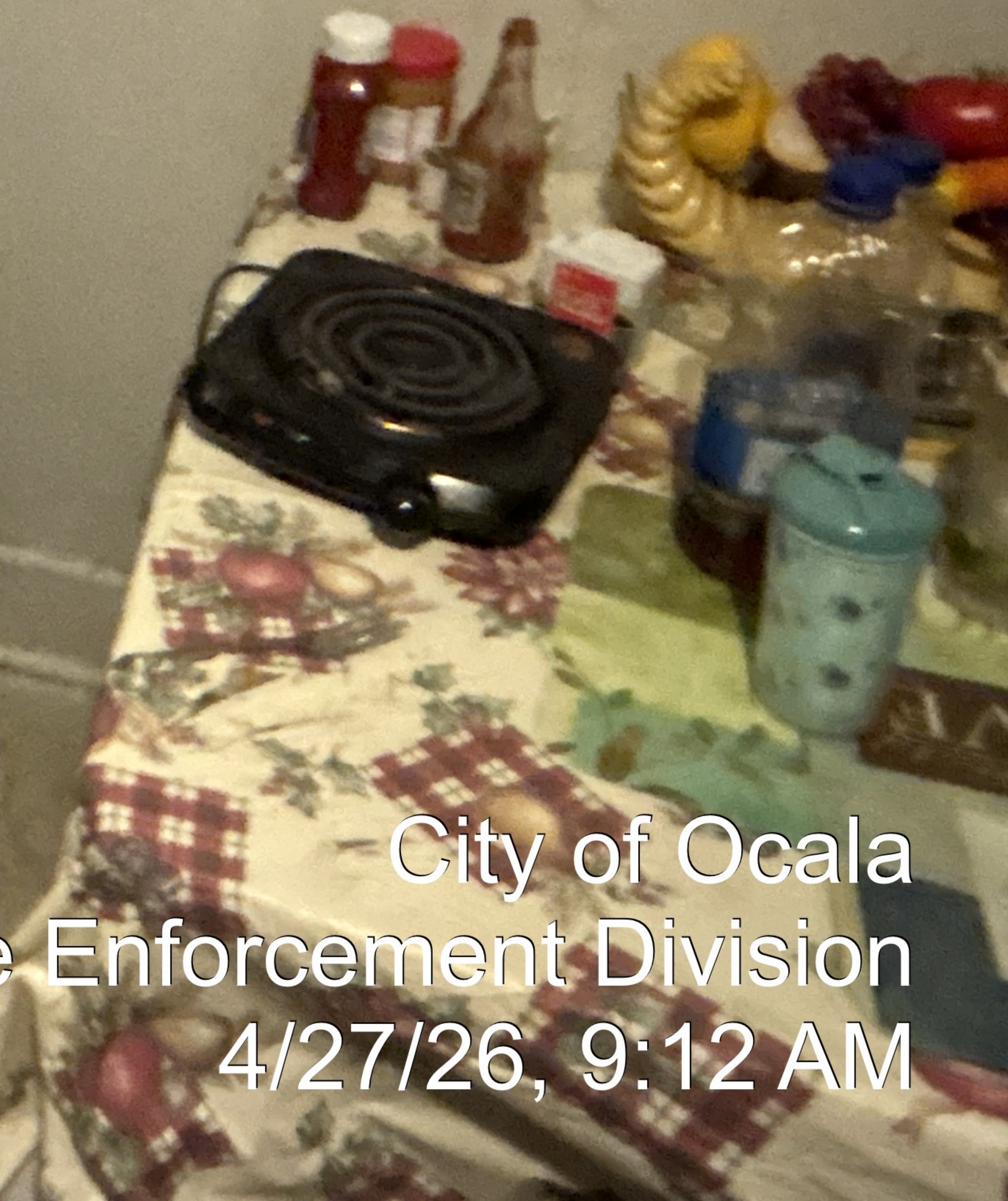
City of Ocala
Code Enforcement Division
4/27/26, 9:07 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:07 AM



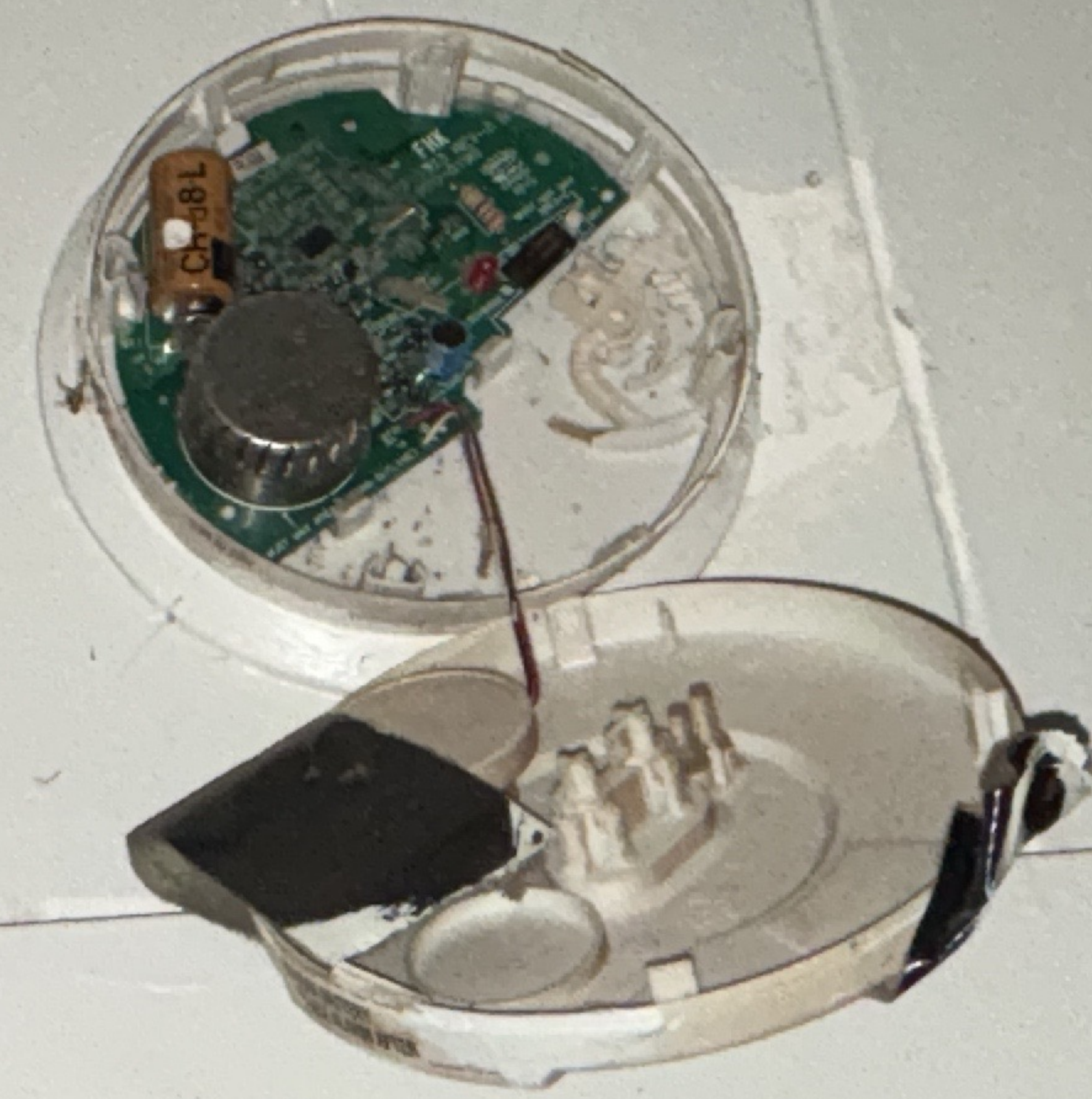
City of Ocala
Code Enforcement Division
4/27/26, 9:12 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:12 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:13 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:14 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:15 AM





City of Ocala
Code Enforcement Division
4/27/26, 9:15 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:15 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:16 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:16 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:17 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:17 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:18 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:21 AM



City of Ocala
Code Enforcement Division
4/27/26, 9:22 AM



City of Ocala
Code Enforcement Division
4/27/26, 3:02 PM



City of Ocala
Code Enforcement Division
4/27/26, 3:02 PM



City of Ocala
Code Enforcement Division
4/27/26, 3:03 PM



City of Ocala
Code Enforcement Division
4/27/26, 3:09 PM

4/27/26, 3:09 PM

Code Enforcement Division

City of Ocala

