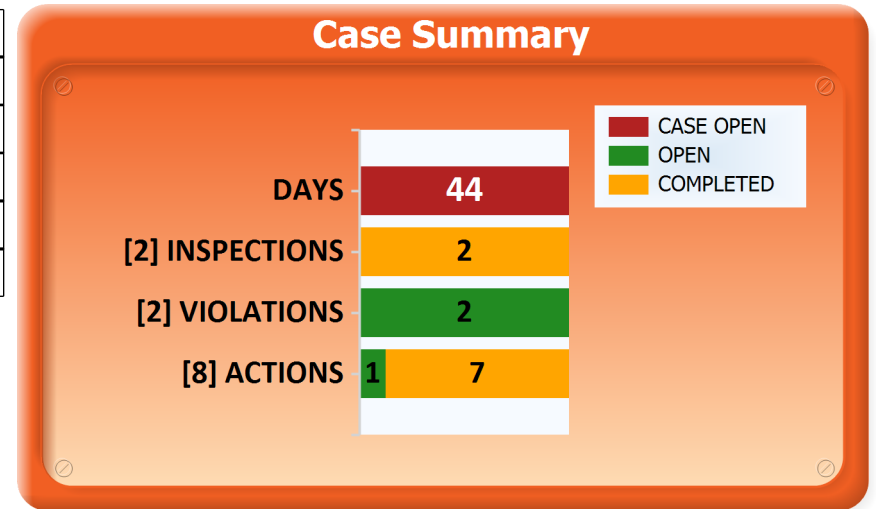


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0568

Description: Vacant		Status: HEARING	
Type: BUILDING REGULATIONS		Subtype: STANDARD HOUSING	
Opened: 4/27/2026	Closed:	Last Action: 6/11/2026	Flw Up: 5/18/2026
Site Address: 533 NW 19TH AVE OCALA, FL 34475			
Site APN: 22516-000-00		Officer: OSIAS FERREIRA	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS

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

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	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
CE26-0568

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						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$11.34	\$0.00						
CONTACT	001-359-000-000-06-35960	1	\$4.41	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$26.47	\$0.00						
INSPECTORS	001-359-000-000-06-35960	2	\$32.42	\$0.00						
Total Paid for INSPECTION FEES:			\$32.42	\$0.00						
TOTALS:			\$155.17	\$0.00						

VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	CHARLES HANNAH	4/27/2026				Remodel of unit requires building permit. Please obtain permit before any further work is conducted. Compliance by May 18, 2026

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE26-0568

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	CHARLES HANNAH	4/28/2026				The vacant unit has a back door left open and unsecured. Soffit is rotten and needs replaced, the windows are plexiglass and boarded with plywood. Please repair/replace all items by May 18, 2026.
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INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
INITIAL	CAN	4/27/2026	4/27/2026			<p>I was checking the property of the duplex at 521 NW 19th Ave when the tenant showed me the door to this unit was left open and unsecured. Upon visual inspection, without entering the property, I was able to observe what appears to be a remodel of the interior without a permit. The kitchen was having new cabinets installed and had been gutted. Greg McClellan was present at the time as well. The inside also had building material inside such as framing lumber. The soffit was rotten and the front window was plexiglass, while another window was boarded up with plywood.</p> <p>See CE26-0556, 0571, 0570</p>
COMPLIANCE	OSF	5/18/2026	5/18/2026	COMPLETED		<p>Compliance date on NOVPH.</p> <p>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.</p>

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
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Case Details - No Attachments

City of Ocala

Case Number
CE26-0568

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 47 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.
				Find the Respondent(s) guilty of violating city code section(s): 82-182 and 122-51 and order to: 1,) Apply for and obtain any required permits needed to meet the Current Florida Building Code and National Electric Code for unpermitted interior renovation; required repairs to the soffit, plumbing (sewer), and the windows by 4:00 pm on Thursday, July 9th, 2026. Once the permits are obtained, all repairs to the structure shall be completed by a licensed contractor within ninety (90) days after the issuance of the initial permit(s). If the Respondent(s) fail to comply by 7:00

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	5/22/2026	5/28/2026	<p>am on Friday, July 10th, 2026, or if the permit(s) issued are not inspected and finalized by the 91st day after the permit(s) issuance for closure of the permit(s), there shall be a fine of \$200.00 per day thereafter that shall run in addition any other fines until this violation has been abated.</p> <p>(b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements and structure contents by 4:00pm on Thursday, July 9th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed with sixty (60) days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, July 10th, 2026, or if the Respondent(s) obtain a demolition permit and do not completed all demolition, removal and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (c) shall apply.</p> <p>(c) Failure to comply with any subsection of this section in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violation into compliance, to include; demolition and removal of all improvements including the structure and structure contents. Additionally, there shall be a fine of \$200.00 per day thereafter that shall run in addition any other fines until this violation has been abated.</p> <p>2,) Pay the cost of prosecution of \$155.17 by July 9th, 2026.</p> <p>Non-compliance (Massey) hearing: 08/13/2026</p>
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												

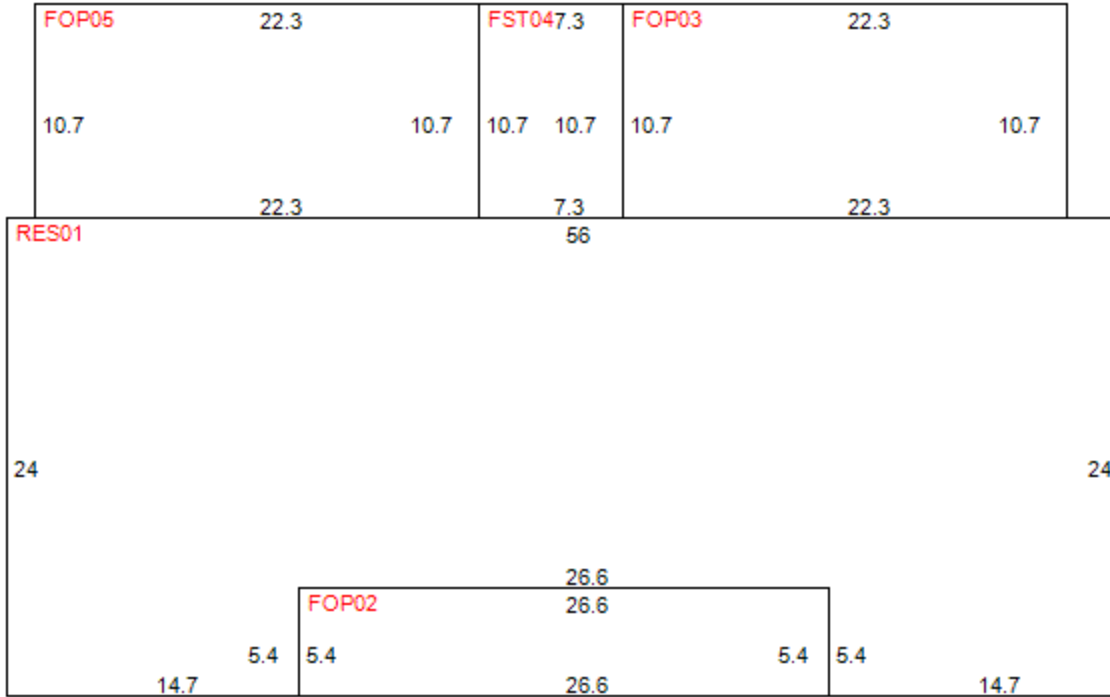
[Traverse](#)

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
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	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

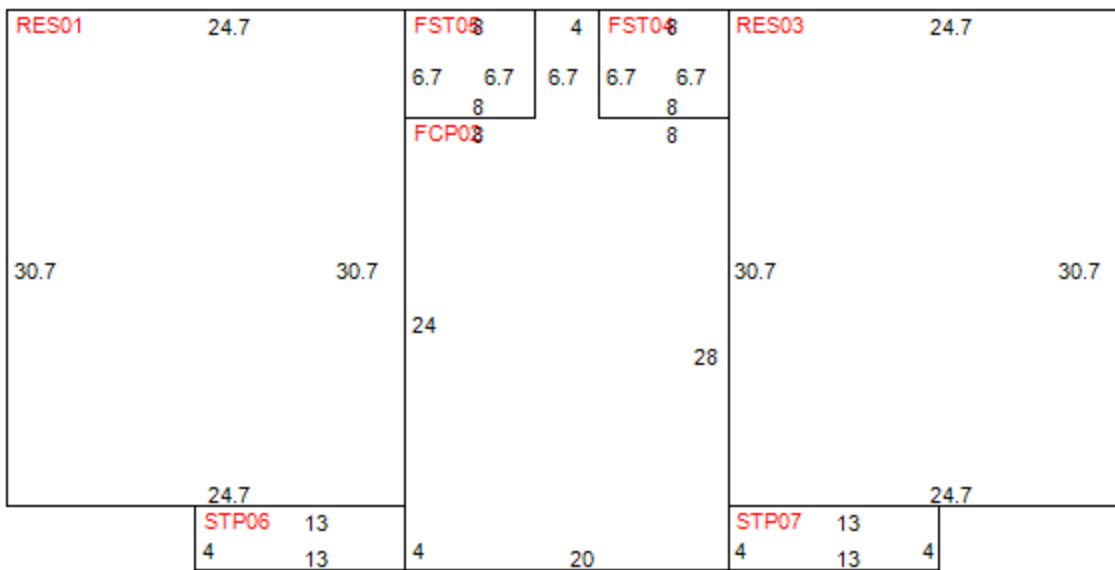
Foundation: 7 BLK PERIMETER Heat Fuel 2: 00
 A/C: N Fireplaces: 0

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

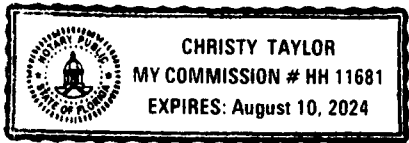
Signed in the presence of:
[Signature]
Print: Daryelle D. Davis (Date)
Address: 4550 NW 82nd Ct Ocala, FL
Witness

Signed in the presence of:
[Signature]
Print: CURTIS POWELL (Date)
Address: 1815 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: 533 NW 19TH AVE|22516-000-00

Case Number: CE26-0568

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 122-51 BUILDING PERMIT REQUIRED

Remodel of unit requires building permit. Please obtain permit before any further work is conducted

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits. The vacant unit has a back door left open and unsecured. Soffit is rotten and needs replaced, the windows are plexiglass and boarded with plywood.

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: CE26-0568

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

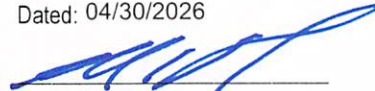
STATE OF FLORIDA
COUNTY OF MARION

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 533 NW 19TH AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

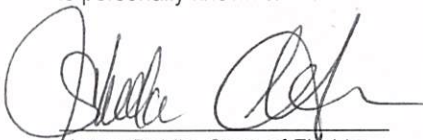
FURTHER, AFFIANT SAYETH NAUGHT.

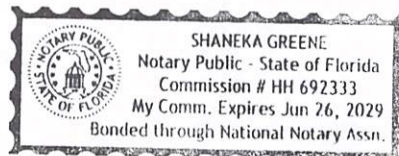
Dated: 04/30/2026


Code Inspector

STATE OF FLORIDA
MARION COUNTY

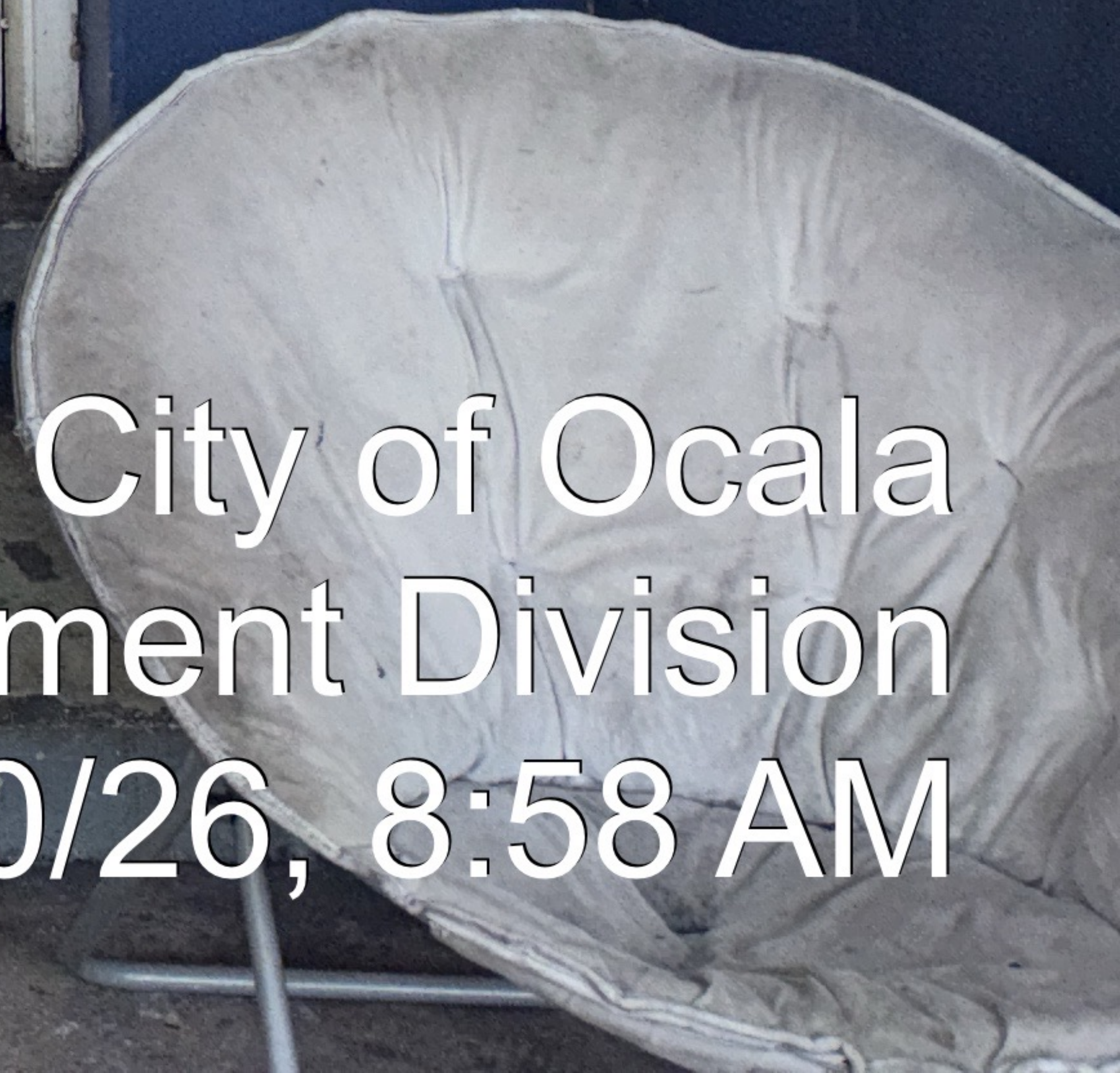
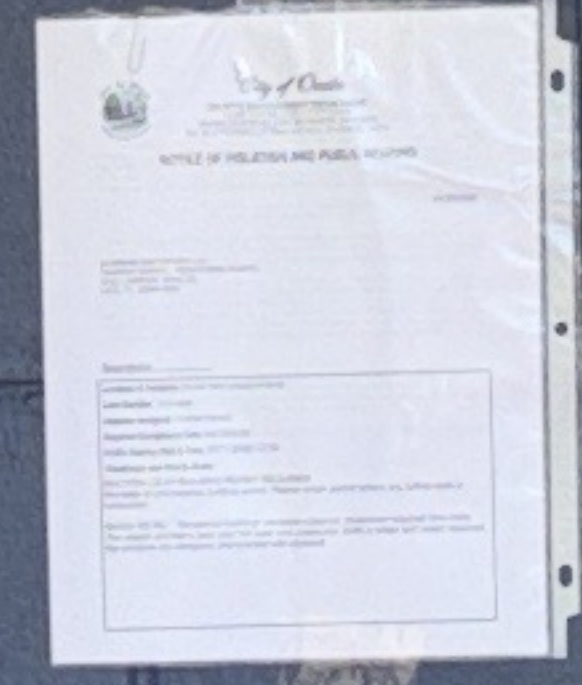
SWORN TO (or affirmed) before me: 04/30/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





533



City of Ocala
Code Enforcement Division
4/30/26, 8:58 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: 533 NW 19TH AVE|22516-000-00
Case Number: CE26-0568
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 122-51 BUILDING PERMIT REQUIRED
Remodel of unit requires building permit. Please obtain permit before any further work is conducted

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.
The vacant unit has a back door left open and unsecured. Soffit is rotten and needs replaced, the windows are plexiglass and boarded with plywood.

City of Ocala
Code Enforcement Division
4/30/26, 8:58 AM

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

CASE NO: CE26-0568

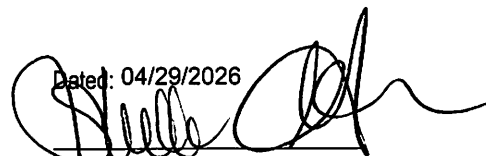
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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.

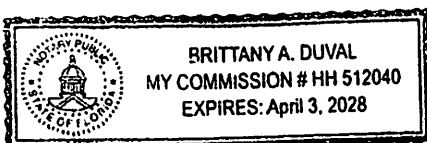
FURTHER, AFFIANT SAYETH NAUGHT.

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

NAAPH CE 26-0568

POSTAL SERVICE® **CERTIFIED MAIL®**



9489 0090 0027 6697 0313 47

Label 890-PB, Oct 17 2015
 Pitney Bowes AS



US POSTAGE™SM **PITNEY BOWES**



ZIP 34471 \$ **008.86⁰**
 02 7W
 0008039548 APR 30 2026

The Municipal Code Enforcement Board/Special Magistrate has the authority to issue citations and up to \$500 per day for a repeat violation, and...

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

.. 9314120048779629

UNC

34471-2172
 34471-2172

RTS 19

NIXIE 339 DE 1 0005/22/26

RETURN TO SENDER
 UNCLAIMED
 UNABLE TO FORWARD

BC: 34471217299 *2724-01035-01-39





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



City of Ocala
Code Enforcement Division
4/27/26, 3:11 PM



City of Ocala
Code Enforcement Division
4/27/26, 2:59 PM



City of Ocala
Code Enforcement Division
4/27/26, 2:59 PM



City of Ocala
Code Enforcement Division
4/27/26, 3:00 PM