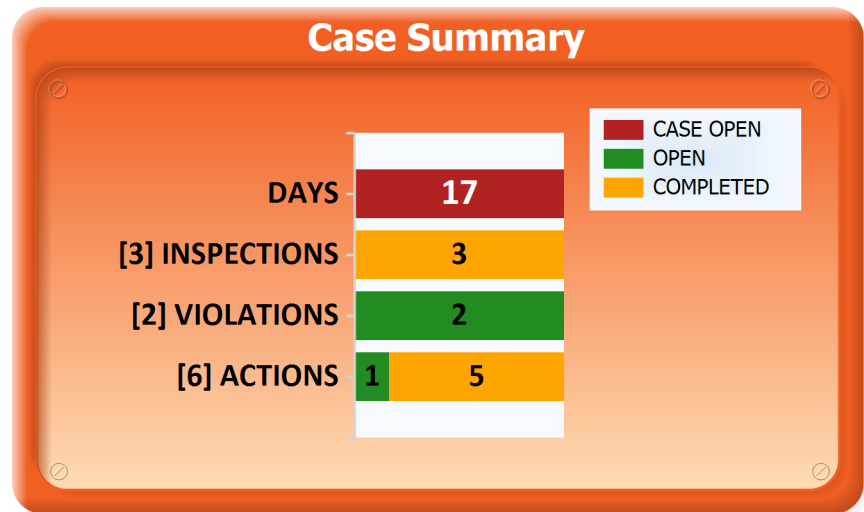


Description: Life Safety Violations			Status: HEARING
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 4/8/2026	Closed:	Last Action: 4/29/2026	Flw Up: 4/8/2026
Site Address: 24 NW 6TH TER OCALA, FL 34475			
Site APN: 2856-003-017		Officer: CHARLES HANNAH	
Details:			



ADDITIONAL SITES

LINKED CASES

CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	SALOM ORLANDO	1420 WINSTON RD MAITLAND, FL 32751-3650			
RESPONDENT 1	SALOM ORLANDO	1420 WINSTON RD MAITLAND, FL 32751			

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						
CERTIFIED MAIL	001-359-000-000-06-35960	2	\$4.92	\$0.00						

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
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:			\$23.37	\$0.00						
FIELD POSTING	001-359-000-000-06-35960	1	\$8.10	\$0.00						
Total Paid for CHRONOLOGY FEES - INSPECTORS:			\$8.10	\$0.00						
STAFF RECOMMENDATION	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for CHRONOLOGY FEES - SUPERVISORS:			\$22.06	\$0.00						
INSPECTORS	001-359-000-000-06-35960	2	\$32.42	\$0.00						
SUPERVISORS	001-359-000-000-06-35960	1	\$22.06	\$0.00						
Total Paid for INSPECTION FEES:			\$54.48	\$0.00						
TOTALS:			\$144.48	\$0.00						
VIOLATIONS										
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS		NOTES			
SECTION 122-51 BUILDING PERMIT REQUIRED	CHARLES HANNAH	4/2/2026								

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	CHARLES HANNAH	4/2/2026				Single Family residence split and converted into a duplex through complete interior renovation without permits or required approvals. Additional violations include dangerous electrical conditions on the exterior. A design professional and state licensed contractor is required to obtain plans and permits for a complete interior renovation already completed and bring the entire structure into compliance with the current Florida Building Code. An alternative compliance method is obtaining a demolition permit and demolishing the structure. Additionally, the structure shall be vacated as per a "Dangerous Structure" posting by the City of Ocala Building Department, due to dangerous conditions presenting an eminent threat to the safety of any occupants. Exterior renovations without permits includes a re-roof without required permits and exterior door without permits to "unit 2." These items shall be included in the complete set of plans and permits for renovations or may be abated through demolition of the structure.
INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES



Case Details - No Attachments

City of Ocala

Case Number

CE26-0496

INITIAL	CAN	4/2/2026	4/3/2026	COMPLETED	On April 2, 2026, at approximately 1300, I was requested by my supervisor to respond to the area of 24 NW 6th Terr to stand by for a OPD search warrant to be executed. I was informed OPD had requested Code Enforcement be present to document any Code Violations on the property as well as any property in proximity, I observed various violations outside but was unable to complete my overall investigation due to prolonged police activity and was unable to photograph any violations due to police and suspects on the property. I responded the following morning and observed and noted a derelict vehicle (Nissan Sentra) in driveway without a DMV tag, a roof which appears to have been recently replaced without a permit (2023 shows brown roof, now black). Wood fence around rear of property is leaning and in need of general repair. Junk and debris on property generally including old doors in rear. All visual inspections and photographs were obtained from the street and the right-of-way area.
					On April 6, 2026, I obtained Body Camera Footage from the Ocala Police Department Records Division showing a walk-thru of the residence pursuant to a search warrant. In the video, and confirmed via conversation with an OPD officer, it was confirmed the single-family residence has been converted to a duplex, encompassing "units 1 and 2." Within the video was clear evidence of unpermitted work, including definitive separation between the "units." Unit 2 was videoed first and showed a full kitchen facility with sink, oven, and microwave, plus a single bedroom, closet, and 1 full bathroom (sink, toilet, and shower.) What appeared to be a new water heater was also visible in the corner of the "living area" of "unit 2." "Unit 1" walked directly into a living/kitchen area housing a sink,

Case Details - No Attachments

City of Ocala

Case Number
CE26-0496

CASE WORK	RDH	4/6/2026	4/6/2026	COMPLETED	oven, and microwave all resembling "unit 2" kitchen equipment, then showed to have 2 bedrooms and 1 full bathroom (Sink, toilet, and bath). Overall, this entire structure is comprised of 2 kitchens, 2 living areas, 3 bedrooms, and 2 bathrooms; however, previous sale listings on Realtor.com and Marion County Property Appraiser confirm this to have been a single-family residence of only 2 bedrooms and 1 bathroom. Under a previous owner and code enforcement case, I had been inside the home during an inspection and am familiar with the interior layout. Upon entry through the front door of what is now "unit 1," the home opened into a large open living area with the kitchen at the rear of the home (west side of residence). The two bedrooms and single bathroom were along the northern side of the home. Now, in viewing the body-camera footage, it is evident that what once was a large open living area, is now closed off to accommodate the bedroom, closet, and bathroom of "unit 2," and "unit 1" now is direct access in the new kitchen area. Additionally, the entrance to "unit 2" used to be a window only, not a door for entry. Sometime in early 2025, immediately after the property sold to the current owner (Sold in December 2024) I was in the area and observed a white, unmarked van, appearing to be a commercial van often used in construction or property management parked in front of the residence. Individuals were on scene, and plywood and construction lumber was in the front lawn. I checked the permitting database and confirmed no permits in review or issued for active construction,
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Case Details - No Attachments

City of Ocala

Case Number

CE26-0496

						so I stopped to make contact. Upon stopping, all doors to the residence immediately closed, and an individual put someone on the phone with me claiming to be the property manager. A search of my city cell phone's text history confirmed the date to be February 13, 2025, and the individual I spoke with was Christian Pestana and 305-609-6847. He was immediately defensive and informed me to leave the home or he would sue the city. At that time, without entry to the home, I had no evidence to rely on of unpermitted work, so I left the scene. As of today, the ownership remains the same as that day when construction appeared to be in progress. Furthermore, having been in the residence prior to the sell, I can confirm significant work has been performed without required permits. I have notified the Building Department for further conversation on the matter regarding next steps or involvement with their department and will proceed with code enforcement action in coordination with them. Based on the circumstances, this scenario will be divided amongst two seperate cases. Case CE26-0467 will be to pursue compliance on non-life safety violations. This case, CE26-0496, is to pursue the immediate life safety violations.
FOLLOW UP	GEM	4/8/2026	4/8/2026	COMPLETED		McClellan completed a follow-up inspection to code's initial review of body camera footage and was allowed inside unit 2 for an inspection. Photos attached to case file.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	4/9/2026	4/9/2026	NOVPH

CERTIFIED MAIL	SHANEKA GREENE	4/9/2026	4/9/2026	NOVPH MAILED 9489 0090 0027 6696 9864 33 SALOM ORLANDO 1420 WINSTON RD MAITLAND, FL. 32751-3650
PREPARE NOTICE	SHANEKA GREENE	4/9/2026	4/9/2026	NOVPH Schedule for 4/29/26 SPECIAL MAGISTRATE SALOM ORLANDO 1420 WINSTON RD MAITLAND FL 32751-3650
FIELD POSTING	CHARLES HANNAH	4/10/2026	4/10/2026	NOVPH READY FOR POSTING Posted Front Door
				Find the Respondent(s) guilty of violating city code section(s): 82-182 and 122-51 and order to: 1.) (a) Immediately vacate the residence or cause the residence to be vacated pursuant to Section 82-184- Standards for ordering repair, vacation or demolition of the City of Ocala Code of Ordinances, finding the residence to be dangerous to the health, morals, safety, and general welfare of its occupants. (b) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the National Electric Code by 4:00 pm on Thursday, May 28th, 2026. Once the permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the permits issued are not inspected and finaled by the 91st day after permit issuance, subsection (d) shall apply; or (b) Apply for and obtain a permit to demolish and/or remove the structure(s), improvements, and structure contents by 4:00 pm on Thursday, May 28th, 2026. Once the permit is obtained, all demolition, removal and clean-up of the debris



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE26-0496

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	4/17/2026	4/22/2026	shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00 am of the 61st day after the issuance of the permit, subsection (d) shall apply. (c) Any work required to meet the current Florida Building Code that does not require permits to complete, the Respondent(s) shall complete said work by 4:00 pm on Thursday, May 28th, 2026. If the Respondent(s) fail to comply by 7:00 am on Friday, May 29th, 2026, subsection (d) shall apply. (d) 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. Additionally, there shall be a fine of \$150.00 per day thereafter that shall run in addition to any other fines until the violations have been abated. Additionally, failure to immediately vacate, or cause to be vacated, shall constitute an offense, enforceable by penalties provided in Section 1-9 of the City of Ocala Code of Ordinances, and carried out by the Ocala Police Department. 3.) Pay the cost of prosecution of \$144.48 by May 28th, 2026. Non-compliance (Massey) Code Board hearing: 06/11/2026
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	4/29/2026		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

2856-003-017

[GOOGLE Street View](#)

Prime Key: 1233631

[MAP IT+](#)

Current as of 4/3/2026

Property Information

SALOM ORLANDO
1420 WINSTON RD
MAITLAND FL 32751-3650

Taxes / Assessments:
Map ID: 179
Millage: 1001 - OCALA

M.S.T.U.

PC: 01

Acres: .08

Situs: 24 NW 6TH TER OCALA

2025 Certified Value

Land Just Value	\$5,952
Buildings	\$30,673
Miscellaneous	\$246
Total Just Value	\$36,871
Total Assessed Value	\$36,871
Exemptions	\$0
Total Taxable	\$36,871

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$5,952	\$30,673	\$246	\$36,871	\$36,871	\$0	\$36,871
2024	\$5,098	\$27,518	\$224	\$32,840	\$27,977	\$0	\$27,977
2023	\$1,593	\$23,617	\$224	\$25,434	\$25,434	\$0	\$25,434

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8498/1574	12/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$70,000
UNRE/INST	07/2022	61 FJDGMNT	0	U	I	\$100
7714/1068	01/2022	05 QUIT CLAIM	0	U	I	\$100
DETH/REGS	02/2013	71 DTH CER	0	U	I	\$100
5386/0705	07/2010	57 TRANSFER FROM BANK	4 V-APPRAISERS OPINION	U	I	\$4,700
5315/1561	02/2010	08 CORRECTIVE	0	U	I	\$100
5297/1744	12/2009	01 BARG SL	0	U	I	\$100
4433/0566	01/2006	05 QUIT CLAIM	0	U	I	\$100
3847/1435	08/2004	07 WARRANTY	9 UNVERIFIED	Q	I	\$25,500
3826/1280	08/2004	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	U	I	\$15,500
3769/0861	07/2004	31 CERT TL	0	U	I	
3406/0692	03/2003	10 FORECLS	2 V-SALES VERIFICATION	U	I	
DETH/REGS	10/2002	71 DTH CER	0	U	I	
2084/1781	11/1994	07 WARRANTY	0	U	I	\$100

[Property Description](#)

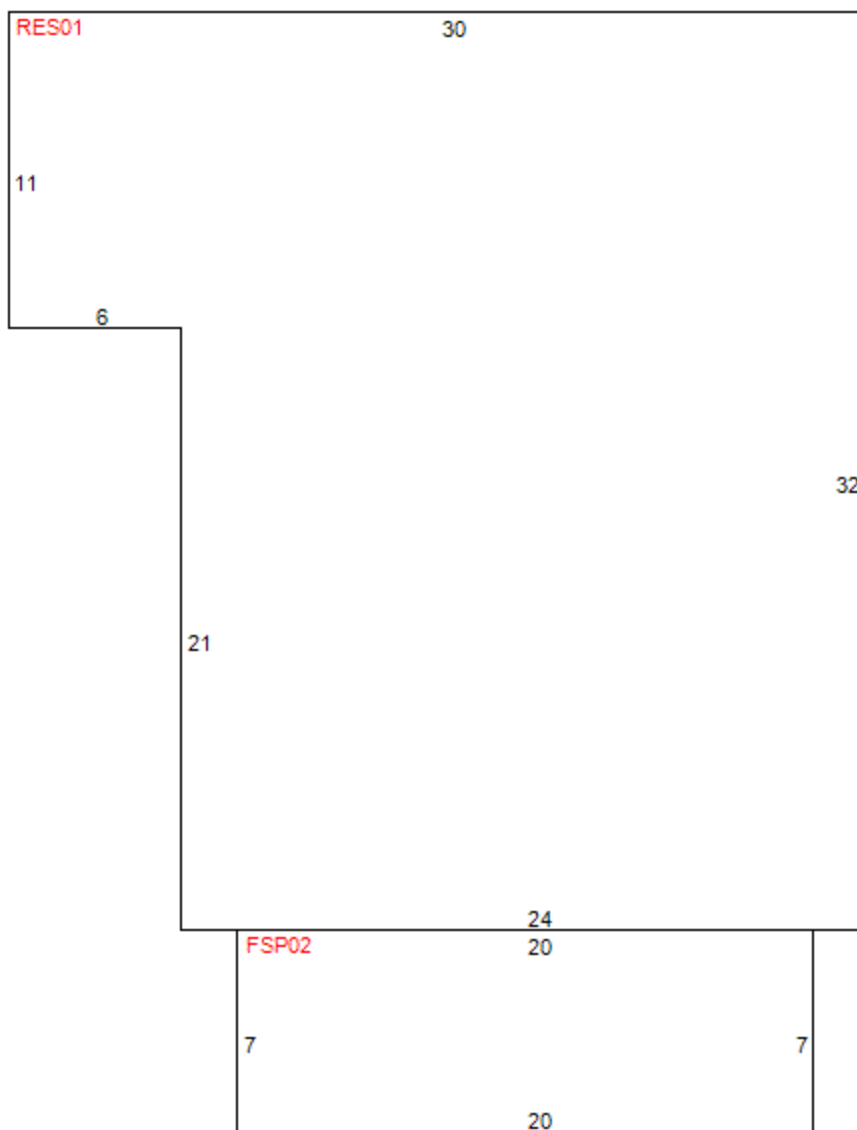
SEC 18 TWP 15 RGE 22
PLAT BOOK A PAGE 153
LINCOLN HEIGHTS
BLK 3 N 1/2 OF LOTS 17.18

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
0100		60.0	55.0	R3	60.00	FF						
Neighborhood 4703												
Mkt: 8 70												

[Traverse](#)**Building 1 of 1**

RES01=R30D32L24U21L6U11.R30D32L2
FSP02=L20D7R20U7.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 7 - 30-34 YRS
Condition 4
Quality Grade 300 - LOW
Inspected on 4/16/2019 by 181

Year Built 1943
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 124

TypeID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0126 - SIDING-NO SHTG		1.00	1943	N	0 %	0 %	834	834
FSP 0201 - NO EXTERIOR		1.00	1943	N	0 %	0 %	140	140

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 10 WALLBOARD	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 06 CONVECTION	Heat Fuel 1: 08 OIL	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 3 PIER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	120.00	LF	10	2011	4	0.0	0.0

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description
BLD22-3200	10/17/2022	-	KING / WINDOWS
OC01209	8/1/1999	-	RSRA

PURSUANT TO THE ISSUANCE OF TITLE INSURANCE
THIS INSTRUMENT PREPARED BY AND RETURN TO:
Yvette Marva
RTR Title
189 South Orange Avenue
Suite 840S
Orlando, FL 32801
Property Appraisers Parcel Identification (Folio) Numbers:
2856-003-017

WARRANTY DEED

Space Above This Line For Recording Data

THIS WARRANTY DEED, made the **3rd day of December, 2024** by **Tillman King, a single man**, whose post office address is **2920 Southeast 53rd Court, Apt B, Ocala, FL 34480** herein called the Grantor, to **Orlando Salom, a single man**, whose post office address is **1420 Winston Road, Maitland, FL 32751**, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in Marion County, State of Florida, viz.:

The North 1/2 of Lots 17 and 18, Block 3, Revision of Lincoln Heights, Ocala, Section 18, Township 15 South, Range 22 East, according to plat thereof as recorded in Plat Book A, Page 153, of the Public Records of Marion County, Florida.

Subject to easements, restrictions and reservations of record and taxes for the year 2024 and thereafter.

24 Northwest 6th Terrace, Ocala, FL 34475

****Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.****

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature

Nancy Rios

Witness #1 Printed Name

4499 SW 49th Ave.

Ocala, FL 34474

Witness #1 Address

Witness #2 Signature

Solio Rios

Witness #2 Printed Name

4499 SW 49th Ave.

Ocala, FL 34474

Witness #2 Address

STATE OF FLORIDA
COUNTY OF ~~ORANGE~~ Marion

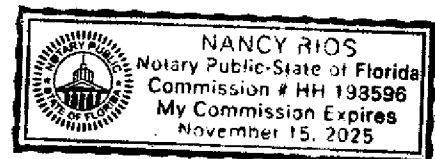
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 3rd day of December, 2024, by Tillman King.

Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification Produced: Driver license





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

04/10/2026

SALOM ORLANDO
1420 WINSTON RD
MAITLAND, FL. 32751-3650

Respondent(s) _____ /

Location of Violation: 24 NW 6TH TER|2856-003-017

Case Number: CE26-0496

Inspector Assigned: Charles Hannah

Required Compliance Date:

Public Hearing Date & Time: 04/29/2026 10:30

Violation(s) and How to Abate:

COMPLIANCE IS IMMEDIATELY

SECTION 122-51 BUILDING PERMIT REQUIRED

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

Single Family residence split and converted into a duplex through complete interior renovation without permits or required approvals. Additional violations include dangerous electrical conditions on the exterior.

A design professional and state licensed contractor is required to obtain plans and permits for a complete interior renovation already completed and bring the entire structure into compliance with the current Florida Building Code. An alternative compliance method is obtaining a demolition permit and demolishing the structure.

Additionally, the structure shall be vacated as per a "Dangerous Structure" posting by the City of Ocala Building Department, due to dangerous conditions presenting an eminent threat to the safety of any occupants.

Exterior renovations without permits includes a re-roof without required permits and exterior door without permits to "unit 2." These items shall be included in the complete set of plans and permits for renovations or may be abated through demolition of the structure.

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: CE26-0496

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 04/10/2026 post the Notice of Violation & Public Hearing to the property, located at 24 NW 6TH TER.
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.

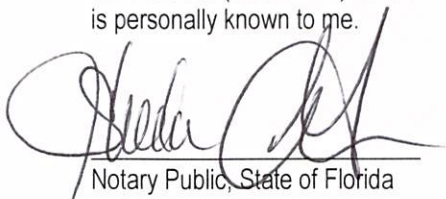
Dated: 04/10/2026



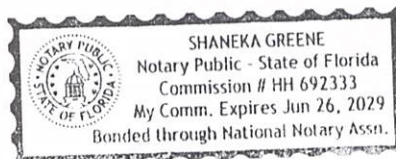
Code Inspector

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/10/2026 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida





PRIVATE
PROPERTY
NO TRESPASSING

Apr 8, 2026 at 10:24:49 AM
24 NW Sixth Terr
Ocala FL 34475
United States



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

04/10/2026

SALOM ORLANDO
1420 WINSTON RD
MAITLAND, FL 32751-3650

Respondent(s) _____ /

Location of Violation: 24 NW 6TH TER|2856-003-017

Case Number: CE26-0496

Inspector Assigned: Charles Hannah

Required Compliance Date:

Public Hearing Date & Time: 04/29/2026 10:30

Violation(s) and How to Abate:

COMPLIANCE IS IMMEDIATELY

SECTION 122-51 BUILDING PERMIT REQUIRED

Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.

Single Family residence split and converted into a duplex through complete interior renovation without permits or required approvals. Additional violations include dangerous electrical conditions on the exterior.

A design professional and state licensed contractor is required to obtain plans and permits for complete interior renovation already completed and bring the entire structure into compliance with the current Florida Building Code. An alternative compliance method is obtaining a demolition permit and demolishing the structure.

Additionally, the structure shall be vacated as per a "Dangerous Structure" posting by the City of Ocala Building Department, due to dangerous conditions presenting an eminent threat to the safety of any occupants.

City of Ocala
Code Enforcement Division
4/10/26, 11:09 AM



**PRIVATE
PROPERTY**
NO TRESPASSING

City of Ocala
Code Enforcement Division
4/10/26, 11:10 AM

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

CASE NO: CE26-0496

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 04/09/2026 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.

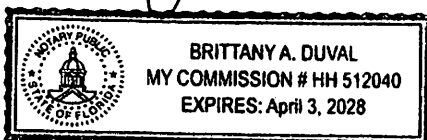
Dated: 04/09/2026

Senior Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 04/09/2026 by Brittany A. Duval, City of Ocala, who is personally known to me.

Brittany A. Duval
Notary Public, State of Florida





April 8th, 2026

RE: Parcel #2856-003-017, 24 NW 6th Terrace, Ocala, FL.

To Whom It May Concern:

On April 2, 2026, the property was served with a search warrant by the Ocala Police Department. On April 6, 2026, a video collected during the search warrant was submitted to the City of Ocala Code Enforcement. Upon review of the footage, the following findings have been made by the City of Ocala Building Department:

Observed Violations Via Video Evidence

- SFR split into two units without permits.
- Missing fire rated wall
- Unpermitted electrical work (dangerous conditions to include unpermitted work and missing Dead Front Cover)
- Unpermitted plumbing work (additional kitchen and bathroom)
- Missing dedicated heat source

**Note: This may not be a complete list of all violations at this location.*

*** Deconstruction will be required for any and all repairs due to work being unpermitted – FBC110.1*

The following building code violation exist:

Florida Building Code 2023 - Existing Building

Section 202 – General Definitions

DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or lacks the necessary support of the ground.
2. There exists a significant risk of collapse, detachment or dislodgement of any portion, member, appurtenance or ornamentation of the building or structure under service loads.

UNSAFE. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

The following City of Ocala – Code of Ordinances violation exist (Building(s) Only):

Section 82-181 - Definitions.

All structures which have any or all of the following conditions, such that the life, health, property or safety of the occupants or the general public are endangered, are deemed dangerous buildings:

- (1) Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe path of travel in case of fire or panic.



- (2) Any means of egress or portion thereof, such as but not limited to fire doors, closing devices and fire resistive ratings, is in disrepair or in a dilapidated or inoperable condition such that the means of egress could be rendered unsafe in case of fire or panic.
- (3) The stress in any material member, or portion thereof, due to all imposed loads, including dead load, exceeds the stresses allowed in the provisions of the building code, standard fire prevention code or other laws and ordinances of the city.
- (4) The building, structure or portion thereof has been damaged by fire, flood, earthquake, wind or other cause to the extent that the structural integrity of the structure is less than it was prior to the damage and is less than the minimum requirement established by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city.
- (5) Any exterior appendage or portion of the structure is not securely fastened, attached or anchored such that it is capable of resisting wind, seismic or similar loads as required by the provisions of the building code, standard fire prevention code or other laws and ordinances of the city.
- (6) For any reason, the building, structure or portion thereof is manifestly unsafe or unsanitary for the purpose for which it is being used.
- (7) The building, structure or portion thereof, as a result of decay, deterioration or dilapidation, is likely to fully or partially collapse.
- (8) The building, structure or portion thereof has been constructed or maintained in violation of a specific requirement of the building code, standard fire prevention code or other laws and ordinances of the city.
- (9) The building, structure or portion thereof is in such a condition as to constitute a public nuisance.
- (10) The building, structure or portion thereof is unsafe, unsanitary or not provided with adequate egress, or constitutes a fire hazard, or is otherwise dangerous to human life, or, in relation to existing use, constitutes a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence or abandonment.

Section 82-182 - Dangerous buildings declared nuisance: abatement required: time limits.

- (a) All dangerous buildings are declared to be public nuisances, and shall be repaired, vacated or demolished as provided in this article. The owner of any structure which constitutes a nuisance shall cause the abatement of the nuisance within 30 days pursuant to this article or in the manner allowed by the building official.
- (b) In appropriate cases, and for good cause, the building official may grant a 30-day extension to the time specified in subsection (a) of this section. Any permit so issued shall state the variance allowed and the compelling reason therefore.
- (c) Any variance from subsections (a) and (b) of this section must be granted by the code enforcement board.

Section 82-183. - Unsafe electrical conditions, authority to discontinue electrical service.

- (a) Whenever it shall come to the attention of the director of electric utilities or the building official that electrical wiring, conduits or fixtures in any structure which is being supplied with electrical energy by a utility, is found in an unsafe or dangerous condition to either persons or property, or that such wiring, conduits or fixtures for any reason constitutes a fire menace, the building official shall notify the owner or occupant of such structure, or the person against whom the bill for such electrical energy is made, of such unsafe and dangerous condition. If such condition is not corrected within three days from the giving of such notice, the utility shall forthwith discontinue the furnishing of such electrical energy to such structure until such dangerous condition is corrected to the satisfaction of the building official under provisions of applicable ordinances.
- (b) If, in the opinion of both the director of electric utilities and the building official, the electrical wiring, conduits, connections or fixtures in any structure are in such dangerous condition as to render the further supplying of



electrical energy to be used through such wiring, conduits, connections and fixtures a serious menace to either persons or property or a serious fire hazard, the building official may immediately discontinue the supplying of electrical energy to such structure without any prior notice. In such event, he shall notify the owner occupant of such structure, or the person against whom the charge for such service is made, of the reason for such discontinuance as soon as possible, and such service of electrical energy to such structure shall be discontinued until such electrical wiring shall have been repaired or the dangerous condition thereof corrected to the satisfaction of the director of electric utilities or the building official.

(c) If service of electrical energy is discontinued under the provisions of this article, the usual cutoff and installation charges shall be made.

Section 82-184 - Standards for ordering repair, vacation or demolition.

The following standards shall be followed in substance by the building official and the code enforcement board or special magistrate in ordering repair, vacation or demolition under this article:

- (1) If the dangerous building can reasonably be repaired so that it will no longer exist in violation of the terms of this article, it shall be ordered repaired.
- (2) If the dangerous building is in such condition as to make it dangerous to the health, morals, safety or general welfare of its occupants, it shall be ordered to be vacated.
- (3) In any case where the repair, restoration or replacement of any part of the structure, including the removal of any work done in violation of the building code, standard fire prevention code or other laws and ordinances of the city, exceeds 50 percent of the assessed value of the dangerous structure, it shall be demolished. The owner of a dangerous building shall be given the option, whenever possible, of either demolishing such structure or repairing it so that it will no longer exist in violation of the terms of this article.
- (4) In all cases where a structure cannot be repaired so that it will no longer exist in violation of the terms of this article, it shall be demolished.

*Note: This may not be a complete list of all violations at this location.

Repair(s) or Demolition(s) will require permits:

Florida Building Code

Section 105 – Permits

105.1 Required. Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any impact-resistant coverings, electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

City of Ocala – Code of Ordinances

Section 122-51. – Building permit required

No building or other structure shall be erected, moved, added to or structurally altered without a permit therefor issued by the building official. The building official shall not issue any permit except in conformity with the provisions of this chapter and other applicable city regulations.



Evaluation and repair schedule

It is vital that a Design Professional per Florida Statutes 471/481 completes an overall evaluation of the property to include all buildings and units. The Design Professional should document all issues, and all corrective actions needed with a schedule for corrective actions.

A licensed contractor is required to submit engineered plans for all modifications necessary to either restore the structure to a single-family residence or convert it to a duplex. Conversion to a duplex may require additional approvals from Planning and Zoning. Alternatively, a permit may be obtained for the demolition of the structure(s). At any time, the Certificate of Occupancy may be revoked, and utility services—including electric, gas, and water—may be disconnected in accordance with FBC Sections 111.4, 112.1, and 112.3.

111.4 Revocation.

The building official is authorized to, in writing, suspend or revoke a certificate of occupancy or completion issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

112.1 Connection of service utilities.

A person shall not make connections from a utility, source of energy, fuel or power to any building or system that is regulated by this code for which a *permit* is required, until released by the *building official*.

112.3 Authority to disconnect service utilities.

The *building official* shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced codes and standards set forth in Section 101.4 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without the approval required by Section 112.1 or 112.2. The *building official* shall notify the serving utility, and wherever possible the *owner* and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnecting, the *owner* or occupant of the building, structure or service system shall be notified in writing, as soon as practical thereafter.

Sincerely,

Greg McClellan
Project Manager – Building Services
Building Division
201 SE 3rd St., 2nd Floor Ocala, FL 34471

Truman Henson
Building Official
Building Division
201 SE 3rd St., 2nd Floor Ocala, FL 34471



Dangerous or Unsafe Do Not Enter

In accordance with sections: 102.2, 111.4, 112.3, 115.1, and 202, of the Florida Building Code. This structure has been found to be dangerous or unsafe by the building official. This notice is to remain on this structure until it is repaired, vacated, or demolished in accordance with the notice which has been given to the owner, occupant, lessee, mortgagee, or agent of this structure, and all other persons having an interest in said structure as shown by the land records of the clerk of the circuit court. It is unlawful to remove this notice until such notice is complied with.

Structure Name / Address: 24 NW 6th Terrace

Date: 4/8/2026

Inspector Name: Greg McCallan Signature: [Signature]

☒ This structure has been inspected on the exterior and interior.

☐ This structure has been inspected on the exterior only (additional inspection may be required).

This structure has been inspected and found to be dangerous or unsafe. It is unsafe to enter or occupy.
Ocala, Florida - Code of Ordinances, Chapter 82 - BUILDINGS AND BUILDING REGULATIONS, Sec. 82-181, Sec. 82-182, Sec. 82-183, Sec. 82-184, Sec. 82-185, Sec. 82-186, Sec. 82-187, or Sec. 82-188.

DO NOT REMOVE, COVER, OR VANDALIZE THIS NOTICE

Any person removing this notice shall be guilty of an offense as provided in section 1-9, City of Ocala Code of Ordinances.

State Law reference - Penalty for ordinance violations, F.S. § 162.22; status of ordinance violations, F.S. § 775.08.

[Signature]

Chief Building Official or designee



Apr 8, 2026 at 10:26:53 AM
24 NW Sixth Terr
Ocala FL 34475
United States



Apr 8, 2026 at 10:27:14 AM
24 NW Sixth Terr
Ocala FL 34475
United States

Serial No.	A102511539	
Model No.	XE40M06ST45U1	
Manufacture Date.	28FEB2025	
Cap. U.S. Gals.	40	
Phase	1	1
Volts AC	240	208
Upper Element Watts	4500	3380
Lower Element Watts	4500	3380
Total Watts	4500	3380

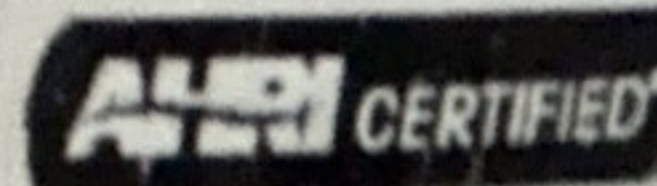
Rheem Sales Company, Inc.
Water Heating Division
Montgomery, Alabama 36117 USA



Manufacturer's Listing Label



LISTED
HOUSEHOLD STORAGE
TANK WATER HEATER
750W



ASSEMBLED IN: USA

WARNING

FOR SAFE INSTALLATION AND OPERATION - Follow the instructions in the Use and Care Manual provided. A replacement copy may be obtained by writing the manufacturer.
This appliance must be installed in accordance with the manufacturer's instructions, local codes, utility company requirements, and/or in the absence of local codes, the latest edition of the National Electrical Code.

FOR YOUR SAFETY - DO NOT store or use gasoline or other flammable vapors and liquids in the vicinity of this or any other appliance. Keep rags and other combustibles away.

CAUTION - Hotter water increases the risk of scald injury. See use and Care Manual for instructions before changing the temperature setting.

WARNING - Any thermostat setting above 125°F (52°C) may cause severe burns and consume energy unnecessarily.

Power supply must be shut off before removing access panels prior to adjusting thermostat(s) or resetting temperature limiting control.

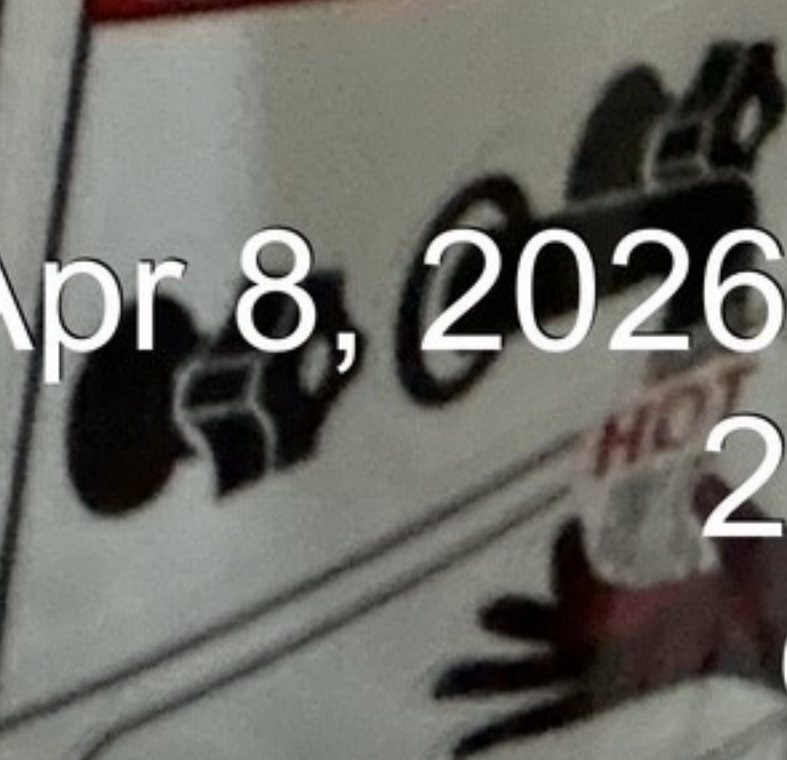
CAUTION - Risk of electric shock. Connect branch circuit equipment grounding means to water pipes. For detailed information refer to Use and Care Manual. USE COPPER CONDUCTORS 12 AWG.

Unit must be full of water before being energized to avoid damaging the heating element(s).

WARNING - Regardless of the material from which a water heater is constructed, it will at some time leak, due to the corrosive action of water. This water heater must not be located in an area where leakage will result in damage to adjacent property.

It is recommended that a drip pan be installed under the water heater to catch any leaks. See Use and Care Manual for details.

CAUTION



Apr 8, 2026 at 10:27:28 AM
24 NW Sixth Terr
Ocala FL 34475
United States



Apr 8, 2026 at 10:27:39 AM
24 NW Sixth Terr
Ocala FL 34475
United States



Apr 8, 2026 at 10:28:12 AM
24 NW Sixth Terr
Ocala FL 34475
United States



Apr 8, 2026 at 10:28:24 AM
24 NW Sixth Terr
Ocala FL 34475
United States



City of Ocala
Code Enforcement Division
4/3/26, 9:01 AM



City of Ocala
Code Enforcement Division
4/3/26, 9:01 AM



City of Ocala
Code Enforcement Division
4/3/26, 9:01 AM



City of Ocala
Code Enforcement Division
4/8/26, 3:24 PM



City of Ocala
Code Enforcement Division
4/8/26, 3:24 PM



City of Ocala
Code Enforcement Division
4/8/26, 3:25 PM

2



Apr 8, 2026 at 10:26:30 AM
24 NW Sixth Terr
Ocala FL 34475
United States



doi:10.1017/S0022292412001612 Printed in the United Kingdom

the authors of this paper.

(On April 6, 2016, the property was seized with a search warrant by the State Police Department. On April 6, 2016, a video collected during the search warrant was submitted to the City of Oak Creek Police Bureau. Upon review of the footage, the following findings have been made by the City of Oak Creek Building Department:

(Downloaded from <http://www.sagepub.com> at the University of California, San Diego on 06/11/14)

- 1. 1918 split into two entry without permits
- 2. Missing fire record wall
- 3. Unpermitted electrical work (dangerous conditions to include unpermitted work and missing Dead Front Cover)
- 4. Unpermitted plumbing work (additional rough-in and bathroom)
- 5. Missing insulation/heat source

*Note: This may not be a complete list of all conditions of this license.

²² Instructions: All 30 required for any and all counts. 64 is worth being experienced. 68/100

The following building code provisions apply:

Florida Building Code 2001 - Fireproof Building

© 2006 Blackwell Publishing Ltd *Journal of Internal Medicine* 260: 395–403

TABLE 2. The shell structure of polymer during the growth rate of the crystallites described before plot in Figure 10(a).

1. The building or structure has collapsed, has partially collapsed, has moved off its foundation, or has the necessary support of the ground.
2. There exists a significant risk of collapse, structural or disintegration of any portion, structural, impermanence or unsoundness of the building or structure under stress or loads.
- Notes: Building structures are: —————

[illegible]

The following table of results shows the results of the analysis. The results are presented in the following table of results.

© 2004 Blackwell Publishing Ltd *Journal of Internal Medicine* 255: 103–110

(5) Any means of access or egress through or to any of the following buildings, such that the life, health, property or safety of the residents of the premises are endangered, are deemed dangerous buildings:

GRASS MANAGEMENT DEPARTMENT 2010 3RD STREET OCALA, FL 32664-3400
(352) 469-0399 www.ocala.org

Date: 4/8/2022

DO NOT F

Apr 8, 2026 at 10:26:25 AM
24 NW Sixth Terr
Ocala FL 34475
United States



Dangerous or Unsafe Do Not Enter

In accordance with sections 900.2, 901.4, 902.4, 903.2, and 903.3 of the Florida Building Code, this structure has been found to be dangerous or unsafe by the building official. This notice is to remain on this structure until it is repaired, vacated, or demolished in accordance with the notice which has been given to the owner, lessor, mortgagee, or agent of this structure, and all other persons having an interest in said structure as shown by the land records of the clerk of the circuit court. It is unlawful to remove this notice until such notice is complied with.

Structure Name / Address: 24 NW 6th Terrace

Date: 4/8/2026

Inspector Name: Greg McCallister Signature: [Signature]

(☒) This structure has been inspected on the exterior and interior.

() This structure has been inspected on the exterior only (additional inspection may be required).

This structure has been inspected and found to be dangerous or unsafe. It is unsafe to enter or occupy.
Ocala, Florida - Code of Ordinances, Chapter 82 - BUILDINGS AND BUILDING REGULATIONS, Sec. 82-181,
Sec. 82-182, Sec. 82-183, Sec. 82-184, Sec. 82-185, Sec. 82-186, Sec. 82-187, or Sec. 82-188.

DO NOT REMOVE, COVER, OR VANDALIZE THIS NOTICE

Any person removing this notice shall be guilty of an offense as provided in section 1.6, City of Ocala Code of Ordinances.
State Law reference - Penalty for ordinance violations, F.S. § 182.22; status of ordinance violations, F.S. § 775.08.

[Signature]

Chief Building Official or designee

Building Division 201 W. 2nd Street, Ocala, FL 34475 Phone: (352) 629-5671

Apr 8, 2026 at 10:26:24 AM
24 NW Sixth Terr
Ocala FL 34475
United States



PRIVATE
PROPERTY
NO TRESPASSING

Apr 8, 2026 at 10:24:49 AM
24 NW Sixth Terr
Ocala FL 34475
United States



April 8th, 2026

RE: Parcel #2854-003-017, 24 NW 6th Terrace, Ocala, FL

To Whom It May Concern:

On April 2, 2026, the property was served with a search warrant by the Ocala Police Department. On April 6, 2026, a video collected during the search warrant was submitted to the City of Ocala Code Enforcement. Upon review of the footage, the following findings have been made by the City of Ocala Building Department:

Observed Violations Via Video Evidence

- SFR split into two units without permits.
- Missing fire rated wall
- Unpermitted electrical work (dangerous conditions to include unpermitted work and missing Dead Front Cover)
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- Missing dedicated heat source

**Note: This may not be a complete list of all violations at this location.*

*** Deconstruction will be required for any and all repairs due to work being unpermitted - FBC120.1*

The following building code violation exist:
Florida Building Code 2023 - Existing Building

Section 202 - General Definitions

DANGEROUS. Any building, structure or portion thereof that meets any of the conditions described below shall be deemed dangerous:

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UNSAFE. Buildings, structures or equipment that are unsanitary, or that are deficient due to inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or in which the structure or individual structural members meet the definition of "Dangerous," or that are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance shall be deemed unsafe. A vacant structure that is not secured against entry shall be deemed unsafe.

The following City of Ocala - Code of Ordinances violation exist (Buildings) Only:
Section 82-182 - Definitions.

All structures which have any or all of the following conditions shall be deemed dangerous to human life, health or property, and shall be deemed unsafe:
(1) Any means of egress or portion thereof is not of adequate size or is not arranged to provide a safe exit in case of fire or panic.

GROWTH MANAGEMENT DEPARTMENT-201 SE 3RD STREET OCALA, FLORIDA 34475
(352) 629-CITY (2489) - www.ocalafl.org

Apr 8, 2026 at 10:24:23 AM
17 NW Sixth Terr
Ocala FL 34475
United States



Dangerous or Unsafe Do Not Enter

In accordance with sections: 102.2, 111.4, 112.3, 115.1, and 202, of the Florida Building Code. This structure has been found to be dangerous or unsafe by the building official. This notice is to remain on this structure until it is repaired, vacated, or demolished in accordance with the notice which has been given to the owner, occupant, lessee, mortgagee, or agent of this structure, and all other persons having an interest in said structure as shown by the land records of the clerk of the circuit court. It is unlawful to remove this notice until such notice is complied with.

Structure Name / Address: 24 NW 6th Terrace

Date: 4/8/2026

Inspector Name: Greg McCallister Signature: [Signature]

- ☒ This structure has been inspected on the exterior and interior.
☐ This structure has been inspected on the exterior only (additional inspection may be required).

This structure has been inspected and found to be dangerous or unsafe. It is unsafe to enter or occupy.
Ocala, Florida - Code of Ordinances, Chapter 82 - BUILDINGS AND BUILDING REGULATIONS, Sec. 82-181, Sec. 82-182, Sec. 82-183, Sec. 82-184, Sec. 82-185, Sec. 82-186, Sec. 82-187, or Sec. 82-188.

DO NOT REMOVE, COVER, OR VANDALIZE THIS NOTICE

Any person removing this notice shall be guilty of an offense as provided in section 1-5, City of Ocala Code of Ordinances.
State Law reference - Penalty for ordinance violations, F.S. § 162.22; status of ordinance violations, F.S. § 775.08.

[Signature]

Chief Building Official or Designee

Building Division, 201 SE 3rd Street (2nd Floor) Ocala, FL 34471 Phone: (352) 629-4111

Apr 8, 2026 at 10:24:21 AM
17 NW Sixth Terr
Ocala FL 34475
United States