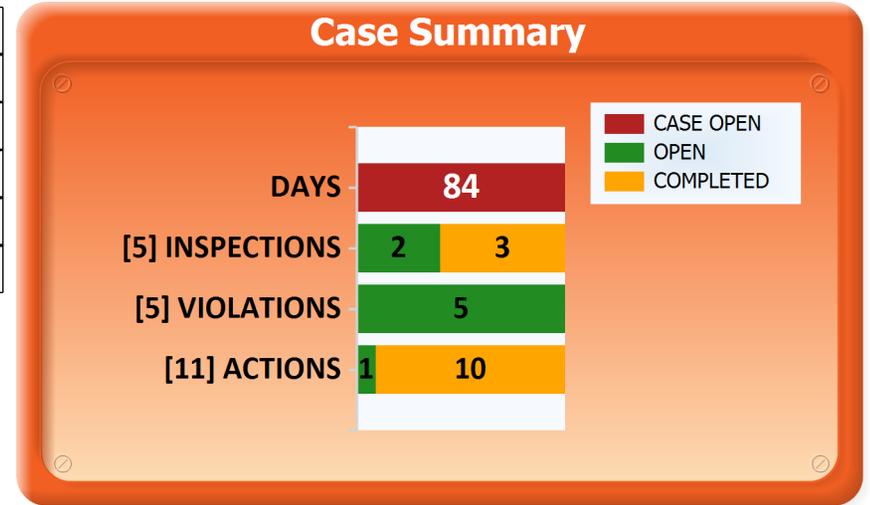


OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0120

Description: Dangerous Structure		Status: NON COMP HEARING	
Type: BUILDING REGULATIONS		Subtype: DANGEROUS STRUCTURE	
Opened: 2/13/2025	Closed:	Last Action: 5/8/2025	Flw Up: 5/2/2025
Site Address: 1972 NW 1ST ST OCALA, FL 34475			
Site APN: 2260-129-023		Officer: DALE HOLLINGSWORTH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	2/17/2025	2/17/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/17/2025	2/17/2025	NOVPH MAILED (2) 91 7199 9991 7039 7684 4271 GAMMAJ LLC 2030 NE 58TH ST OCALA FL 34479-7126 91 7199 9991 7039 7684 4288 GAMMAJ LLC C/O JANICE GASKIN (RA) 5155 SE 44TH AVE RD OCALA FL 34480

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0120

CERTIFIED MAIL	YVETTE J GRILLO	3/20/2025	3/20/2025	<p>FOF 91 7199 9991 7039 7682 3054 GAMMAJ LLC 2030 NE 58TH ST OCALA FL 34479-7126</p> <p>91 7199 9991 7039 7682 3047 GAMMAJ LLC JANICE GASKIN (RA) 5155 SE 44TH AVE RD OCALA FL 34480</p>
CONTACT	DALE HOLLINGSWORTH	2/17/2025	2/17/2025	<p>On this date I made contact with the registered agent/landlord, Janice Gaskin, via phone. I explained the case, violations, how to abate the violations, and scheduled hearing. She seemed to understand and will likely be in attendance for the hearing.</p>
CONTACT	DALE HOLLINGSWORTH	4/21/2025	4/21/2025	<p>Attempted a call to owner, Janice Gaskin, today at approximately 1410 hours and left a voice message. Advised the City was proceeding with abatement, including demolition of the home and requested a return call to discuss.</p>
HEARING CODE BOARD	YVETTE J GRILLO	3/13/2025	3/18/2025	NEW BUSINESS
MASSEY	YVETTE J GRILLO	4/10/2025	4/11/2025	pc still owed and fines running
MASSEY	YVETTE J GRILLO	5/8/2025		2ND MASSEY
OFFICER POSTING	DALE HOLLINGSWORTH	2/17/2025	2/17/2025	Posted NOVPH to residence.

<p>PREPARE NOTICE</p>	<p>SHANEKA GREENE</p>	<p>2/14/2025</p>	<p>2/17/2025</p>	<p>NOVPH (March 13, 2025 Hearing Date)</p> <p>GAMMAJ LLC 2030 NE 58TH ST OCALA FL 34479-7126</p> <p>GAMMAJ LLC c/o JANICE GASKIN (REGISTERED AGENT) 5155 SE 44th Ave Rd OCALA, FL 34480</p>
				<p>Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-3, 82-181, and 82-182 and order to:</p> <p>1.) Related to violations of section 34-95: (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead tree(s), and unsightly or unsanitary items by 4:00pm on Thursday, April 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, April 4th, 2025, 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, dead tree(s) 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>(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>(2.) Related to violations of section 82-3: Remove all current fence material by 4:00 pm on Thursday, April 3rd, 2025. If the Respondent fails to comply by 7:00 am on Friday, April 4th, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.</p>

<p>STAFF RECOMMENDATION</p>	<p>DALE HOLLINGSWORTH</p>	<p>3/3/2025</p>	<p>3/3/2025</p>	<p>3.) Related to violations of section 82-181, 82-182, and 122-51: (a) Ensure the residence remains vacant pursuant to section 82-184 of the City of Ocala Code of Ordinances, pending compliance with subsections (b) or (c);</p> <p>(b) Apply for and obtain all required permits needed to meet the Current Florida Building Code by 4:00pm on Thursday, May 1st, 2025. This includes renewal or re-application and issuance of HAR21-1297 which is already expired after work was previously completed. Once all permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits with approvals and permit closure within the same. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or</p> <p>(c) Apply for and obtain a permit to demolish and/or remove the structure by 4:00pm on Thursday, May 1st, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, subsection (d) shall apply.</p> <p>(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 \$100.00 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</p>
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OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0120

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.
4.) Pay the cost of prosecution of \$219.29 by April 3rd, 2025.

CONTACTS

NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	GAMMAJ LLC	2030 NE 58TH ST OCALA, FL 34479-7126			
REGISTERED AGENT	JANICE GASKIN	,	(352)207-6919		

FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	3	\$21.54	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$219.29	\$0.00						
TOTALS:			\$219.29	\$0.00						

INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
CASE REVIEW	RDH	4/30/2025				Review for abatement process progression.
CASE REVIEW	RDH	5/2/2025				

Case Details - No Attachments

City of Ocala

Case Number
CE25-0120

COMPLIANCE	RDH	4/8/2025	4/8/2025	NON COMPLIANT	Upon reinspection on this date, I observed the cited violations remain non-compliant and no permits have been applied for to conduct required repairs. Proceeding with the non-compliance hearing.
FOLLOW UP	RDH	3/6/2025	3/6/2025	NON COMPLIANT	Upon inspection at the property today, it appears the structure remains vacant; however, no new permits have been applied for. There has been information received from the building department that there has been what sounds like issues between the owner and current roofing contractor, holding up the process of either performing the necessary roof work, or cancellation of the permit. Regardless, additional work is necessary as outlined in the engineer's report, so the case is proceeding as scheduled to the hearing.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0120

INITIAL	RDH	2/13/2025	2/13/2025	NON COMPLIANT	<p>On this date while inspecting a nearby dangerous structure with Building Inspector Greg McClellan, we observed this particular property to have a blue tarp covering the entire roof. Additional research revealed a building permit having been issued for a re-roof, but a request was recently made to void said permit by the contractor due to much greater damage beyond the scope of what their permit covers. Additionally, a HVAC permit was discovered to have expired in 2021 with no inspections by the building department. An engineer's report was provided in the building permit and has been attached to this case, detailing extensive repairs necessary to make this structure habitable again. It appears to be vacant already at this time. There was also inoperable mowers, trash, and dilapidated fencing surrounding the rear yard. After review of the permit card in the window, I observed the owner's name to be the same as 1942 NW 1st, the house we were previously at (CE25-0117). Given the circumstances, I am proceeding directly to NOVPH in this case as well, so as to have both cases presented before the Code Enforcement Board at the same time.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 122-51 BUILDING PERMIT REQUIRED	DALE HOLLINGSWORTH	2/13/2025				Permit HAR21-1297 expired. Renew or obtain new permit for HVAC scope of work.

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0120

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	DALE HOLLINGSWORTH	2/13/2025				Unsightly material including inoperable mowers and trash. Also a dead tree in the rear yard. Remove all.
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	DALE HOLLINGSWORTH	2/13/2025				
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	DALE HOLLINGSWORTH	2/13/2025				Entire re-roof, interior repairs, and electrical updates required. Obtain permits and complete repairs.
SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS	DALE HOLLINGSWORTH	2/13/2025				Wooden dilapidated fencing surrounding rear yard (south side). Remove completely as it is too deteriorated, and not of proper material for simple repair.

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

THE CITY OF OCALA

CASE NO: CE25-0120

Petitioner,



vs.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 03/27/2025 03:23:32 PM

FILE #: 2025040409 OR BK 8570 PGS 241-243

REC FEES: \$27.00 INDEX FEES: \$0.00

DDS: \$0 MDS: \$0 INT: \$0

GAMMAJ LLC
2030 NE 58TH ST
OCALA, FL 34479-7126

GAMMAJ LLC
JANICE GASKIN
5155 SE 44TH AVE RD
OCALA, FL 34480

Respondents _____ /

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Board on; March 13th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Board having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order, Findings of Fact, Conclusion of Law, and Notice of Hearing on Compliance, and Imposition of Fines as follows:

I. FINDINGS OF FACT:

- A.** The Respondent(s), **GAMMAJ LLC AND JANICE GASKIN**, owner(s) in charge of the property described as: **2260-129-023 / 1972 NW 1ST ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B.** That on and between February 13th, 2024, and March 6th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-181 DANGEROUS BUILDING DEFINITIONS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED.**

II. CONCLUSION OF LAW:

- A.** The Respondent(s), **GAMMAJ LLC, JANICE GASKIN**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, SECTION 82-3 BARBED WIRE ELECTRIFIED FENCES RAZOR WIRE AND FENCES WALLS, SECTION 82-181 DANGEROUS BUILDING DEFINITIONS, SECTION 82-182 DANGEROUS BUILDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 122-51 BUILDING PERMIT REQUIRED**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A.** Find the Respondent(s) guilty of violating city code section(s): 34-95, 82-3, 82-181, and 82-182 and order to:
 - 1.) Related to violations of section 34-95: (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, dead tree(s), and unsightly or unsanitary items by 4:00pm on Thursday, April 3rd, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, April 4th, 2025, 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, dead tree(s) and unsightly or unsanitary items.

Additionally, there shall be a fine of \$50.00 per day that shall run in addition to any other fines until this violation has been abated.

(b) Upon abatement of any violations of section 34-95 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.

(2.) Related to violations of section 82-3: Remove all current fence material by 4:00 pm on Thursday, April 3rd, 2025. If the Respondent fails to comply by 7:00 am on Friday, April 4th, 2025, there shall be a fine of \$50.00 per day thereafter that will run in addition to any other fines. Additionally, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include repair or removal of all fencing.

3.) Related to violations of section 82-181, 82-182, and 122-51: (a) Ensure the residence remains vacant pursuant to section 82-184 of the City of Ocala Code of Ordinances, pending compliance with subsections (b) or (c);

(b) Apply for and obtain all required permits needed to meet the Current Florida Building Code by 4:00pm on Thursday, May 1st, 2025. This includes renewal or re-application and issuance of HAR21-1297 which is already expired after work was previously completed. Once all permits are obtained, all repairs to the structure shall be completed within 90 days after the issuance of the initial permits with approvals and permit closure within the same. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (d) shall apply; or

(c) Apply for and obtain a permit to demolish and/or remove the structure by 4:00pm on Thursday, May 1st, 2025. Once the permit is obtained, all demolition, removal and clean-up of the debris shall be completed within 60 days after the issuance of the initial permit. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, or if the Respondent(s) obtain a demolition permit and do not complete all demolition, removal, and clean-up of the debris by 7:00am of the 61st day after the issuance of the permit, 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 \$100.00 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.

4.) Pay the cost of prosecution of \$219.29 by April 3rd, 2025.

- B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.
- C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

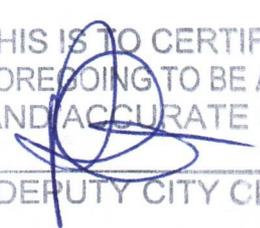
DONE AND ORDERED; this 13th day of March 2025.

MUNICIPAL CODE ENFORCEMENT BOARD
OCALA, FLORIDA


Michael Gartner, Chair
Municipal Code Enforcement Board



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


DEPUTY CITY CLERK

CERTIFICATE OF SERVICE

I HEREBY CERTIFY; that a true and correct copy of the foregoing document has been furnished to Respondent(s) by mail to: **GAMMAJ LLC, 2030 NE 58TH ST, OCALA, FL 34479-7126 AND GAMMAJ LLC, JANICE GASKIN, 5155 SE 44TH AVE RD, OCALA, FL 34480**, this 13th day of March 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Board

IMPORTANT NOTICE:

NOTICE OF HEARING ON COMPLIANCE, AND IMPOSITION OF FINES: NON-COMPLIANCE HEARING - IF YOU, AS THE RESPONDENT, 1.) DO NOT BRING THE PROPERTY INTO COMPLIANCE, 2.) CALL FOR A RE-INSPECTION AND 3.) RECEIVE AN AFFIDAVIT OF COMPLIANCE; NOTICE IS HEREBY GIVEN THAT A HEARING BEFORE THE MUNICIPAL CODE ENFORCEMENT BOARD IS TO BE HELD ON APRIL 10TH, 2025, AT 5:30 PM, AT THE: CITY COUNCIL CHAMBER, CITY HALL, 110 S.E. WATULA AVENUE, OCALA, FLORIDA 34471, TO DETERMINE IF THE VIOLATION AS SET FORTH IN THIS ORDER CONTINUED BEYOND THE COMPLIANCE DATE, AND IF SO TO CONSIDER IMPOSITION OF A FINE OR OTHER PENALTIES. YOUR FAILURE TO APPEAR COULD RESULT IN A WAIVER OF YOUR OPPORTUNITY TO BE HEARD IN THIS MATTER AND MAY RESULT IN AN ACTION BY THE MUNICIPAL CODE ENFORCEMENT BOARD WHICH COULD BE ADVERSE TO YOUR INTEREST. ADDITIONALLY, PLEASE BE ADVISED THAT PURSUANT TO CHAPTER 162 OF THE FLORIDA STATUTES, YOU MAY HAVE OTHER ADDITIONAL RIGHTS IN REFERENCE TO ANY FINDINGS BY THE MUNICIPAL CODE ENFORCEMENT BOARD.

IN THE EVENT OF NON-COMPLIANCE, AN ORDER IMPOSING A FINE SHALL BE RECORDED IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THEREAFTER SHALL CONSTITUTE A LIEN AGAINST THE LAND UPON WHICH THE VIOLATION(S) EXISTS, OR UPON ANY OTHER REAL OR PERSONAL PROPERTY OWNED BY YOU. BE ADVISED THAT YOU HAVE A RIGHT TO APPEAL THIS ORDER WITHIN A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF THE ORDER, IN ACCORDANCE WITH SECTION 2-445, CODE OF ORDINANCES OF THE CITY OF OCALA, TO THE CIRCUIT COURT OF MARION COUNTY.

IF A REPEAT VIOLATION IS FOUND, THE CODE INSPECTOR SHALL NOTIFY THE VIOLATOR BUT IS NOT REQUIRED TO GIVE THE VIOLATOR A REASONABLE TIME TO CORRECT THE VIOLATION. THE CASE MAY BE PRESENTED TO THE MUNICIPAL CODE ENFORCEMENT BOARD, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT BOARD HEARING, AND UPON FINDING THAT A REPEAT VIOLATION HAS BEEN COMMITTED, MAY ORDER THE VIOLATOR TO PAY A FINE NOT TO EXCEED \$500.00 PER DAY FROM THE INTIAL INSPECTION WHEN THE VIOLATION WAS OBSERVED.

FOR QUESTIONS ABOUT THIS FINAL ADMINISTRATIVE ORDER, PLEASE CONTACT THE CITY OF OCALA, CODE ENFORCEMENT DIVISION: (352) 629-8309.



March 28, 2025

Dear CityofOcala ce25 0120:

The following is in response to your request for proof of delivery on your item with the tracking number:
9171 9999 9170 3976 8230 47.

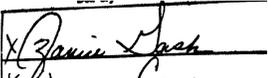
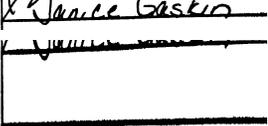
Item Details

Status:	Delivered, Left with Individual
Status Date / Time:	March 28, 2025, 12:23 pm
Location:	REA, MO 64480
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™ Return Receipt Electronic

Shipment Details

Weight:	0.8oz
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Recipient Signature

Signature of Recipient:	
Address of Recipient:	

Note: Scanned image may reflect a different destination address due to Intended Recipient's delivery instructions on file.

Thank you for selecting the United States Postal Service® for your mailing needs. If you require additional assistance, please contact your local Post Office™ or a Postal representative at 1-800-222-1811.

Sincerely,
United States Postal Service®
475 L'Enfant Plaza SW
Washington, D.C. 20260-0004



04/08/2025 12:46

City of Ocala

Code Enforcement Division