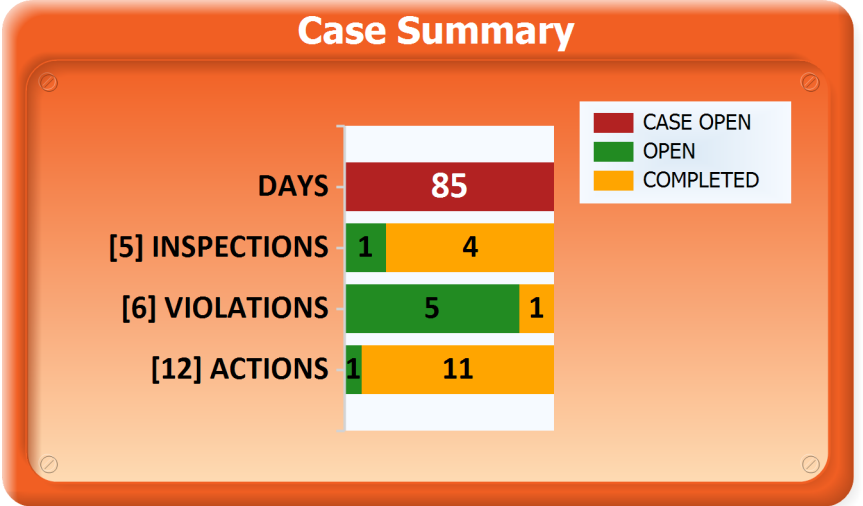


Description: Dangerous Structure			Status: NON COMP HEARING		
Type: BUILDING REGULATIONS			Subtype: DANGEROUS STRUCTURE		
Opened: 2/12/2025	Closed:		Last Action: 5/8/2025		Flw Up: 5/2/2025
Site Address: 1948 NW 1ST ST OCALA, FL 34475					
Site APN: 2260-129-015			Officer: DALE HOLLINGSWORTH		
Details:					



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	2/14/2025	2/14/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	2/14/2025	2/14/2025	NOVPH MAILED (2) 91 7199 9991 7039 7684 4257 GAMMAJ LLC 2030 E 58TH ST OCALA FL 34479-7126 91 7199 9991 7039 7684 4264 GAMMAJ LLC C/O JANICE GASKIN (RA) 5155 SE 44TH AVE RD OCALA FL 34480



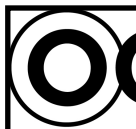
OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0117

CERTIFIED MAIL	YVETTE J GRILLO	3/20/2025	3/20/2025	FOF 91 7199 9991 7039 7682 3023 GAMMAJ LLC JANICE GASKIN 5155 SE 44TH AVE RD OCALA, FL 34480 91 7199 9991 7039 7682 3030 GAMMAJ LLC JANICE GASKIN 2030 NE 58TH ST OCALA, FL 34479-7126
CONTACT	DALE HOLLINGSWORTH	2/13/2025	2/13/2025	See follow-up notes from 02/13/2025. Contact made with Tenant.
CONTACT	DALE HOLLINGSWORTH	2/17/2025	2/17/2025	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.
CONTACT	DALE HOLLINGSWORTH	4/21/2025	4/21/2025	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.
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 owed and fines running
MASSEY	YVETTE J GRILLO	5/8/2025		2ND MASSEY
OFFICER POSTING	DALE HOLLINGSWORTH	2/14/2025	2/17/2025	NOVPH READY FOR POSTING Posted NOVPH to residence.



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0117

PREPARE NOTICE	SHANEKA GREENE	2/14/2025	2/14/2025	<p>NOVPH (March 13, 2025 Hearing Date) Standard Housing Checklist also.</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, 34-122, 34-97, 82-151, 82-181 and 82-182 and order to:</p> <p>1.) (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.) Maintain compliance with section 34-122.</p> <p>3.) (a) Immediately vacate the residence or cause the residence to be vacated pursuant to section 82-184 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.</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	3/3/2025	3/3/2025	<p>(b) Apply for and obtain all required permits needed to meet the Current Florida Building Code and the 1994 edition of the International Standard Housing Code by 4:00pm on Thursday, May 1st, 2025. 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 7:00am 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>(b) Apply for and obtain a permit to demolish and/or remove the unpermitted additions or improvements 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>(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 4:00pm on Thursday, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, 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.</p>
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			<p>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.</p> <p>4.) Pay the cost of prosecution of \$244.29 by April 3rd, 2025.</p>
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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		
RESPONDENT 1	GAMMAJ LLC	2030 NE 58TH ST OCALA, FL 34479			

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	4	\$50.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
Total Paid for CASE FEES:			\$244.29	\$0.00						
TOTALS:			\$244.29	\$0.00						

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



Case Details - No Attachments

City of Ocala

Case Number

CE25-0117

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	2/13/2025	2/13/2025	NON COMPLIANT		On this date, I returned to the property with Building Inspector Greg McClellan to post the structure as dangerous. Upon arrival, we were met by the Tenant at the front door who granted permission to the interior of the home and around the entire home again. While conducting an inspection around the rear of the home with the Tenant, I observed approximately 3 houses down another residence appearing to have a blue tarp covering the entire roof. This was noted for a separate inspection. Prior to departure, I documented with photographs the Dangerous Building Posting at the front door. Additionally, the tenant was informed everyone is required to vacate or it could be an arrestable offense as indicated on the posting. She was also informed removal of the posting is also an arrestable offense as indicated on the posting. Due to the nature and severity of the violations, accompanied by several previous code enforcement cases against this home, I am proceeding directly to a Notice of Violation and Public Hearing.
FOLLOW UP	RDH	3/6/2025	3/6/2025	NON COMPLIANT		Upon inspection on this date, I observed the residence appears as though it has been vacated, but unable to verify. Additionally, the derelict vehicle(s) have been removed, and that particular violation has been voluntarily abated. All other violations remain, and no permits have been applied for to conduct necessary repairs, nor has any additional information been received from the property owner. Proceeding to the scheduled hearing.

INITIAL	RDH	2/12/2025	2/12/2025	NON COMPLIANT		<p>On February 12, 2025 I was contacted by the Ocala Police Department and requested to respond to this location regarding what they perceived as a dangerous structure occupied by renters. Upon arrival, I observed conditions that did appear to create a dangerous structural situation, including sag in the roofing, shifted porch columns, and sewage backing up onto the property. Additionally, there was roof damage visible, appearing to be the result of a large limb or tree previously falling on one corner of the roof. I took photos and contacted the Building Department for review of the circumstances. After Building Department review, and discussion with the Chief Building Official, it was determined the structure was dangerous to the extent engineering and permits will be required for significant repairs to make it habitable. Until then, the Building Department deemed the structure dangerous, and all occupants need to vacate for their safety. Follow up to occur on February 13th, 2025, for posting by the Building Department.</p>
VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
SECTION 34-122 ABANDONED OR DERELICT VEHICLES	DALE HOLLINGSWORTH	2/12/2025	3/6/2025			Red Dodge Journey expired license plate/inoperable. Properly tag/register and ensure operational or remove from the property.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0117

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	DALE HOLLINGSWORTH	2/12/2025				Unsightly material throughout property and dead tree at southeast corner of property. Remove all unsightly trash and material and remove dead tree.
SECTION 34-97 UNSANITARY OR OFFENSIVE PRIVIES OR WATER CLOSETS	DALE HOLLINGSWORTH	2/12/2025				Plumbing/sewage backed up into rear yard against the south side of the house. Obtain a plumbing permit using a licensed plumber and complete necessary repairs.
SECTION 82-151 STANDARD HOUSING CODE ADOPTED	DALE HOLLINGSWORTH	2/12/2025				Standard Housing Checklist attached for additional requirements.
SECTION 82-181 DANGEROUS BUILDING DEFINITIONS	DALE HOLLINGSWORTH	2/12/2025				
Section 82-182. - Dangerous buildings declared nuisance; abatement required; time limits.	DALE HOLLINGSWORTH	2/12/2025				Structural damage including roof. Engineering and permits needed for roof repair, front porch columns have shifted, and rear egress is blocked.

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

THE CITY OF OCALA

CASE NO: CE25-0117

Petitioner,

vs.

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

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

Respondents _____ /



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 03/27/2025 03:23:32 PM
FILE #: 2025040410 OR BK 8570 PGS 244-246
REC FEES: \$27.00 INDEX FEES: \$0.00
DDS: \$0 MDS: \$0 INT: \$0

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: **2260-129-015 / 1948 NW 1ST ST, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between February 12th, 2024, and March 11th, 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 34-97 UNSANITARY OR OFFENSIVE PRIVIES OR WATER CLOSETS, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BULDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 82-151 STANDARD HOUSING CODE ADOPTED.**

II. CONCLUSION OF LAW:

- C. 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 34-97 UNSANITARY OR OFFENSIVE PRIVIES OR WATER CLOSETS, SECTION 34-122 ABANDONED OR DERELICT VEHICLES, SECTION 82-182 DANGEROUS BULDINGS DECLARED NUISANCE; ABATEMENT REQUIRED; TIME LIMITS, SECTION 82-151 STANDARD HOUSING CODE ADOPTED.**
- A. ., 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, 34-122, 34-97, 82-151, 82-181 and 82-182 and order to:
 - 1.) (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.) Maintain compliance with section 34-122.

3.) (a) Immediately vacate the residence or cause the residence to be vacated pursuant to section 82-184 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 1994 edition of the International Standard Housing Code by 4:00pm on Thursday, May 1st, 2025. 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 7:00am 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

(b) Apply for and obtain a permit to demolish and/or remove the unpermitted additions or improvements 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.

(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 4:00pm on Thursday, May 1st, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, May 2nd, 2025, 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 \$244.29 by April 3rd, 2025.

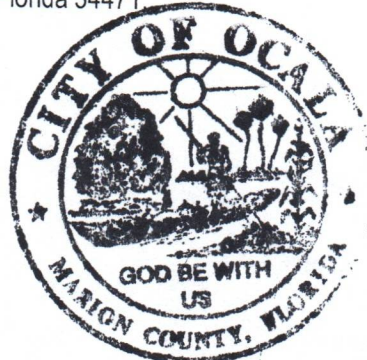
B. This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above described property, and upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida State Statutes, and Section 2-426 and 2-443, Code of Ordinances City of Ocala, Florida.

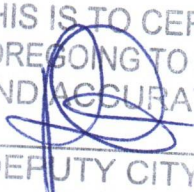
C. The holder of this Order, and the lien arising hereunder, is the City of Ocala, a Florida Municipal Corporation, with the address of: 110 S.E. Watula Avenue, Ocala, Florida 34471.

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 INITIAL 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 0117:

The following is in response to your request for proof of delivery on your item with the tracking number:
9171 9999 9170 3976 8230 30.

Item Details

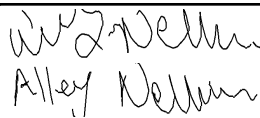
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Status Date / Time:	March 24, 2025, 5:49 pm
Location:	OCALA, FL 34479
Postal Product:	First-Class Mail®
Extra Services:	Certified Mail™
	Return Receipt Electronic

Shipment Details

Weight:	0.9oz
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Recipient Signature

Signature of Recipient:



Address of Recipient:

2030 NE 58TH ST, OCALA, FL
34479

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 12:43
City of Ocala
Code Enforcement Division