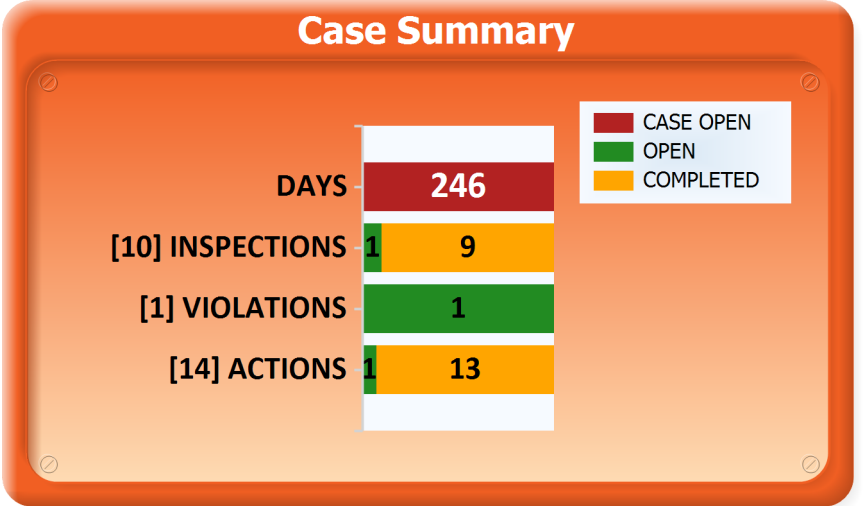


Description: Standard Housing			Status: HEARING
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 4/7/2025	Closed:	Last Action: 12/11/2025	Flw Up: 12/9/2025
Site Address: 1255 NW 23RD AVE OCALA, FL 34475			
Site APN: 22280-001-00		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	11/10/2025	11/10/2025	NOVPH
ADMIN POSTING	SHANEKA GREENE	11/10/2025	11/10/2025	NOVPH MAILED (2) W/STANDARD HOUSING CHECKLIST 9489 0090 0027 6697 0027 36 GASKIN LEONARD JR GASKIN LONDON CHRISTOL 954 SOUTH PLYMOUTH ROCHESTER, NY. 14608-2961 9489 0090 0027 6697 0027 43 LONDON CHRISTOL GASKIN 5705 NW 24TH CT OCALA, FL. 34475

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0280

COMPLAINT RECEIVED	STEPHANI SMITH	4/7/2025	4/7/2025	Sheila from Electric Department called the Admin office in reference to this complaint. The journeymen and OPD has responded out to the property regarding the occupant stealing power. Journeyman wanted someone from Code to respond out to the property. They have informed Admin that there is no water or electric.
CONTACT	STEPHANI SMITH	5/8/2025	5/8/2025	Property owner- 352-721-4117 They have inquired about an extension due to their predicament. I have granted an extension, and they have also inquired about the Community Development Services to which I have also provided a phone number to them.
CONTACT	STEPHANI SMITH	6/5/2025	6/5/2025	Property owner- 352-721-4117 I have called the property owner in reference to an update. View "Follow-Up" entry for further.
CONTACT	STEPHANI SMITH	6/26/2025	6/26/2025	Property owner- 352-721-4117 On 06/26/2025, I have called the property owner in reference to an update in relation to this property. View "Case Work" entry for further details.
CONTACT	STEPHANI SMITH	7/3/2025	7/3/2025	ATTEMPTED PHONE CALL AT (352)-721-4117 AT 1:57 P.M. LED STRAIGHT TO VOICE-MAIL, TO WHICH THE INBOX WAS FULL. I TEXTED THE PROPERTY OWNER AT THIS NUMBER REQUESTING AN UPDATE (SINCE NO PROGRESS IS BEING MADE WITH THIS CASE STARTING BACK IN EARLY APRIL 2025).
CONTACT	STEPHANI SMITH	8/15/2025	8/15/2025	CHRISTOL GASKIN (352)-721-4117 Phone call to the property owner in reference to this case (same phone number provided by a family member at 352-368-1093). View "Case Work" entry for further.
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	11/12/2025	11/12/2025	NOVPH READY FOR POSTING NOVPH posted to property.



OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0280

PREPARE NOTICE	SHANEKA GREENE	4/8/2025	4/8/2025	<p>CLTO & STANDARD HOUSING CHECKLIST X 2</p> <p>GASKIN LEONARDO JR GASKIN LONDON CHRISTOL 954 SOUTH PLYMOUTH ROCHESTER, NEW YORK 14608</p> <p>LONDON CHRISTOL GASKIN/GASKIN SILVIAETTE A 5705 NW 24TH CT OCALA, FL 34475</p>
PREPARE NOTICE	SHANEKA GREENE	11/10/2025	11/10/2025	<p>NOVPH X1 GASKIN LEONARDO JR GASKIN LONDON CHRISTOL 954 SOUTH PLYMOUTH ROCHESTER NY 14608-2961</p>
REGULAR MAIL	SHANEKA GREENE	4/8/2025	4/8/2025	CLTO MAILED (2) W/STANDARD HOUSING CHECKLIST
				<p>Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:</p> <p>1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 by 4:00pm on Thursday, February 5th, 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 7:00am on Friday, February 6th, 2026, or if the permits issued are not inspected and finalized by the 91st day after permit issuance, subsection (c) shall apply;</p> <p>(b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard</p>

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	<p>Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, including but not limited to sections: Windows (305.7 and 305.8), Doors (305.11.1 and 305.11.2), Cleanliness (304.2), Garbage disposal (307.3) and Care of premises (307.4), the Respondent(s) shall complete said work by 4:00pm on Thursday, February 5th, 2026. If the Respondent(s) fail to comply by 7:00am on Friday, February 6th, 2026, subsection (c) shall apply. This section includes removal of any open storage of an inoperable vehicle, ice box, refrigerator, stove, glass, building material, and building rubbish. Additionally, the property must be free from weeds, dead trees, trash, garbage, etc., all pursuant to section 307.4 of the 1994 Edition of the International Standard Housing Code.</p> <p>(c) Failure to comply with any subsection of this item in the times allowed for compliance the City shall enter upon the property and take whatever steps are necessary to bring the violations into compliance, to include clean-up of the property pursuant to the Care of Premises section (307.4) of the 1994 Edition of the International Standard Housing Code for the removal of overgrowth, unsightly/unsanitary matter, and removal/demolition of the structure and any accessory structures. Additionally, there shall be a fine of \$100.00 per day thereafter that shall run in addition to any other fines until all violations have been abated.</p> <p>2.) Pay the cost of prosecution of \$326.45 by February 5th, 2026.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
OWNER	GASKIN LEONARDO JR	954 SOUTH PLYMOUTH ROCHESTER, NY 14608-2961			
RESPONDENT 1	GASKIN LEONARDO JR	954 SOUTH PLYMOUTH ROCHESTER, NY 14608			

CONTACTS										
NAME TYPE	NAME	ADDRESS			PHONE		FAX		EMAIL	
RESPONDENT 2	LONDON CHRISTOL GASKIN/GASKIN SILVIAETTE A	5705 NW 24TH CT OCALA, FL 34475								
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						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	8	\$176.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	9	\$112.50	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	1	\$18.75	\$0.00						
REGULAR POSTAGE	001-359-000-000-06-35960	2	\$1.48	\$0.00						
Total Paid for CASE FEES:			\$326.45	\$0.00						
TOTALS:			\$326.45	\$0.00						
INSPECTIONS										
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS			NOTES		



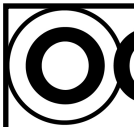
Case Details - No Attachments

City of Ocala

Case Number

CE25-0280

CASE WORK	SMS	11/7/2025	11/7/2025	NON COMPLIANT	<p>On 11-7-2025, I reinspected the property in reference to a follow up inspection. I have observed that the standard housing violation still remains such as , broken windows and junk and debris. I have spoken to John of Ocala Utility Dept. and he has informed me that the meter is intact but there is no current electric supply. Due to lapse of time, I have decided to proceed with a NOVPH. View attachments. NOVPH generation assigned to admin and inspections have been scheduled.</p>
CASE WORK	SMS	7/24/2025	7/24/2025	NON COMPLIANT	<p>On 07/24/2025, I have re-inspected the property in reference to various Standard Housing violations (such as no active water and electric, broken windows, and some junk and debris at the property). I have observed that the same conditions apply. While taking pictures, the property owner has stepped out of the home. I have inquired about his progress, to which he has informed me that work has been spotty at the landscaping job (he might have some work tomorrow). They do have a place in mind where they will be able to cut the plexiglass. However, it is the funding that is causing the delay. He will try and see if his sister can help him with the payment. Along with this, he did confirm there is no water or electric in the home. I have informed him to check with Marion County for sometimes they have grants pertaining to these kinds of bills. Lastly, I have informed him to store away the items such as the tires in the small enclosed area. View attachments. Set inspection to monitor progress.</p>



OCALA Case Details - No Attachments

City of Ocala

Case Number

CE25-0280

CASE WORK	SMS	12/3/2025	12/3/2025	NON COMPLIANT	On 12/03/2025, I have re-inspected the property in reference to a NOVPH compliance date. I have observed that the windows still remain in a state of disrepair in addition to some sources of unsightly matter (barrels of trash, damaged office chair, etc). I have then called the City of Ocala Electric & Utility Department, and I have spoken to Sandra. She has informed me that the meter has been pulled as of April of 2025. View attachments.
CASE WORK	SMS	5/8/2025	5/8/2025	COMPLETED	On 05/08/2025, I have returned a phone call (voice-mail message received on a day off) to the property owner at (352)-721-4117. They have inquired about an extension, for they recently returned back home and they have found out that a squatter has ruined the home. They do not have a car or the money at this time to make any necessary repairs. They have also inquired about the Community Development Services department, to which I have also provided information in relation to this department (for a grant or some repair money to fix the home). Set inspection to monitor progress.



Case Details - No Attachments

City of Ocala

Case Number

CE25-0280

CASE WORK	SMS	8/15/2025	8/15/2025	NON COMPLIANT	<p>On 08/15/2025, I have re-inspected the property in reference to various Standard Housing violations such as the multiple broken windows, the junk and debris/ overgrowth, no electric, etc. I have confirmed with the Ocala Utility Department via telephone call that there is no electric at this residence, and the meter was pulled (along with power being cut from the pole) on April 7th, 2025 because they have been tampered with by jumpers. There appears to be a well on-site, for the customer service representative has stated that they do not service the water out there. I was able to get ahold of the property owner (Christol Gaskin) by telephone call at (352)-721-4117. He recently acquired a new job where he is getting paid \$15/hour working at a farm versus \$30/day from a lawncare company. He is hoping that with this new job (that is 7 days a week), he will be able to procure the money faster to begin fixing the items. He did also mention that his former roommate did hotwire the electric, and it would cost him a \$600.00 re-connect fee which he may pursue against his former roommate. View attachments. Set inspection to monitor progress.</p>
CASE WORK	SMS	7/3/2025	7/3/2025	COMPLETED	<p>On 07/03/2025, I have re-inspected the property in reference to various Standard Housing violations. I have observed that the broken window(s) remain on the property in addition to various junk and debris (such as barrels of trash). I have attempted to call the property owner at (352)-721-4117 at 01:57 P.M., but it has led straight to voice-mail with the inability to leave a voice-mail message due to the inbox being full. Therefore, I have sent a text message inquiring about an update (since no progress is being made with this case starting back in April 2025). If no progress is made, a NOVPH will be generated.</p>

CASE WORK	SMS	6/26/2025	6/26/2025	COMPLETED		On 06/26/2025, I have re-inspected the property in reference to the broken windows. The front window still remains in a broken state, but the rest of the property is being maintained. I have then spoken to the property owner over the telephone (at 352-721-4117). He has informed me that he has been recently hired by a landscaping company for 3 days a week, and has been collecting the money to save for this project. I have asked what time would be best for me to check up on him, to which he has informed me next week. View attachments. Set inspection to monitor progress.
FOLLOW UP	SMS	6/5/2025	6/5/2025	COMPLETED		On 06/05/2025, I have re-inspected the property in reference to a Follow-Up inspection. I have observed that most of the junk and debris has been removed from off the property. However, the broken glass of the front window and to the side window remains. I have then called the property owner at 352-721-4117 for an update. He has informed me that they are keeping the property clean, but are having financial issues as of this moment. He has applied for a few jobs so that once he is hired, he can fix up the property. Set inspection to monitor progress.
HEARING INSPECTION	SMS	12/9/2025				

Case Details - No Attachments

City of Ocala

Case Number
CE25-0280

INITIAL	SMS	4/7/2025	4/7/2025	NON COMPLIANT	<p>On 04/07/2025, I have responded out to the listed location from a referral by the representatives of the Electric Department (such as the journeyman) and Ocala Police Department. They have responded out to the property in regard to electric being stolen. It has been reported that there is no active electric or water in the residence. I have responded out to the property as a follow-up to this complaint. Upon arrival, I have observed one of the panes to the front window in a state of disrepair (broken glass). I have also observed some junk and debris (such as broken lattices, shopping cart of aluminum cans, pile of trash and debris, etc). In addition to this, it appears that at least one of the windows to the side of the property is covered by plyboard (possible indicator of another broken window and/or state of disrepair). Along with this, it is reported that there is no active electric or water at this residence. The front door was also slightly ajar (unknown deposition if it can be secured, if the squatters had been removed or left on their own accord, etc). Due to a possible squatter situation, I did not attempt to make contact at the time of inspection (when I have responded out to the property, Ocala Police Department has already left the call). View attachments. CLTO generation assigned to Admin, and a Standard Housing checklist has been created. A Follow-Up has been scheduled.</p>
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VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES

SECTION 82-151 STANDARD HOUSING CODE ADOPTED	STEPHANI SMITH	4/7/2025				Please remove all junk and debris from off the property (such as any scattered trash and debris like tree debris, barrels, etc). All windows must be free of breaks and holes. If the glass is broken, a glass replacement must be done to all damaged and affected windows. Remove any plyboards from off of the window(s).
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BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

THE CITY OF OCALA

CASE NO: CE25-0280

Petitioner,

VS.

GASKIN, LEONARDO JR
GASKIN, LONDON CHRISTOL

Respondents /

AFFIDAVIT OF CASE PROSECUTION COSTS
FSS. 162.07(2)

STATE OF FLORIDA
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, STEPHANI SMITH, Code Inspector for the City of Ocala, who being duly sworn, deposes and says: Listed in exhibit below are the costs involved in the prosecution of the respondent(s) in this case.

1. Code Enforcement Special Magistrate Hearing:

	Cost	# of hour(s)	Total:
Attorney Fees:			

2. Inspector(s) Time:

	Cost	# @ .5 hour(s)	Total:
Inspection(s)	\$12.50	9	\$112.50

3. Clerical & Casework Time:

	Cost	# of hour(s)	Total:
Clerical:	\$22.00	8	\$176.00

4. Recording Cost(s): (i.e. Lien(s) / Lien release(s) / Satisfaction, etc.)

	Cost	# of page(s)	Addl. page(s)	# of addl. page(s)	Total:
Fee(s):	\$18.75	1			\$18.75

5. Copies of Related Document(s):

	Cost	# of page(s)	Total:
Clerical:			

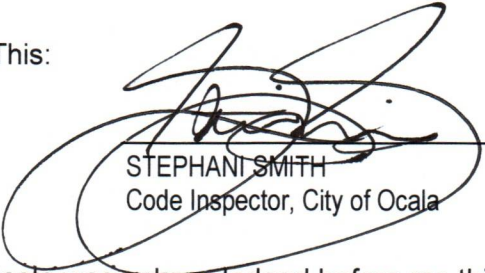
6. Postage Cost(s):

	Cost	# of Regular	Cost	# of Certified	
Postage:	\$1.48	2	\$17.72	2	\$17.72

Total Costs: \$326.45

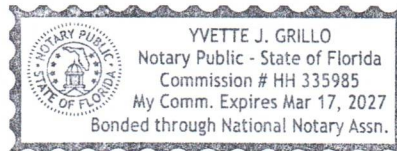
FURTHER. AFFIANT SAYETH NOT. Dated This:
11/24/2025

STATE OF FLORIDA
COUNTY OF MARION


STEPHANI SMITH
Code Inspector, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 24 Nov
by STEPHANI SMITH who is personally known to me and who did take an oath.


Secretary and Notary Public, State of
Florida



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card Real Estate

22280-001-00

[GOOGLE Street View](#)

Prime Key: 558141

[MAP IT+](#)

Current as of 4/7/2025

[Property Information](#)

GASKIN LEONARDO JR
GASKIN LONDON CHRISTOL
954 SOUTH PLYMOUTH
ROCHESTER NY 14608-2961

[Taxes / Assessments:](#)

Map ID: 161

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .32

Situs: 1255 NW 23RD AVE OCALA

[2024 Certified Value](#)

Land Just Value	\$20,486		
Buildings	\$68,670		
Miscellaneous	\$44		
Total Just Value	\$89,200		
Total Assessed Value	\$62,876	Impact	(\$26,324)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$62,876		
School Taxable	\$89,200		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$20,486	\$68,670	\$44	\$89,200	\$62,876	\$0	\$62,876
2023	\$20,486	\$63,616	\$44	\$84,146	\$57,160	\$0	\$57,160
2022	\$13,968	\$56,433	\$44	\$70,445	\$51,964	\$0	\$51,964

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7053/1293	09/2019	05 QUIT CLAIM	0	U	I	\$100
1713/0595	01/1991	07 WARRANTY	4 V-APPRAISERS OPINION	U	I	\$17,700
1129/0103	09/1982	71 DTH CER	0	U	I	\$100

[Property Description](#)

SEC 12 TWP 15 RGE 21
S 85 FT OF N 365 FT OF W 1/2 OF W 1/2 OF NE
1/4 OF NE 1/4 OF SW 1/4 L 4

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

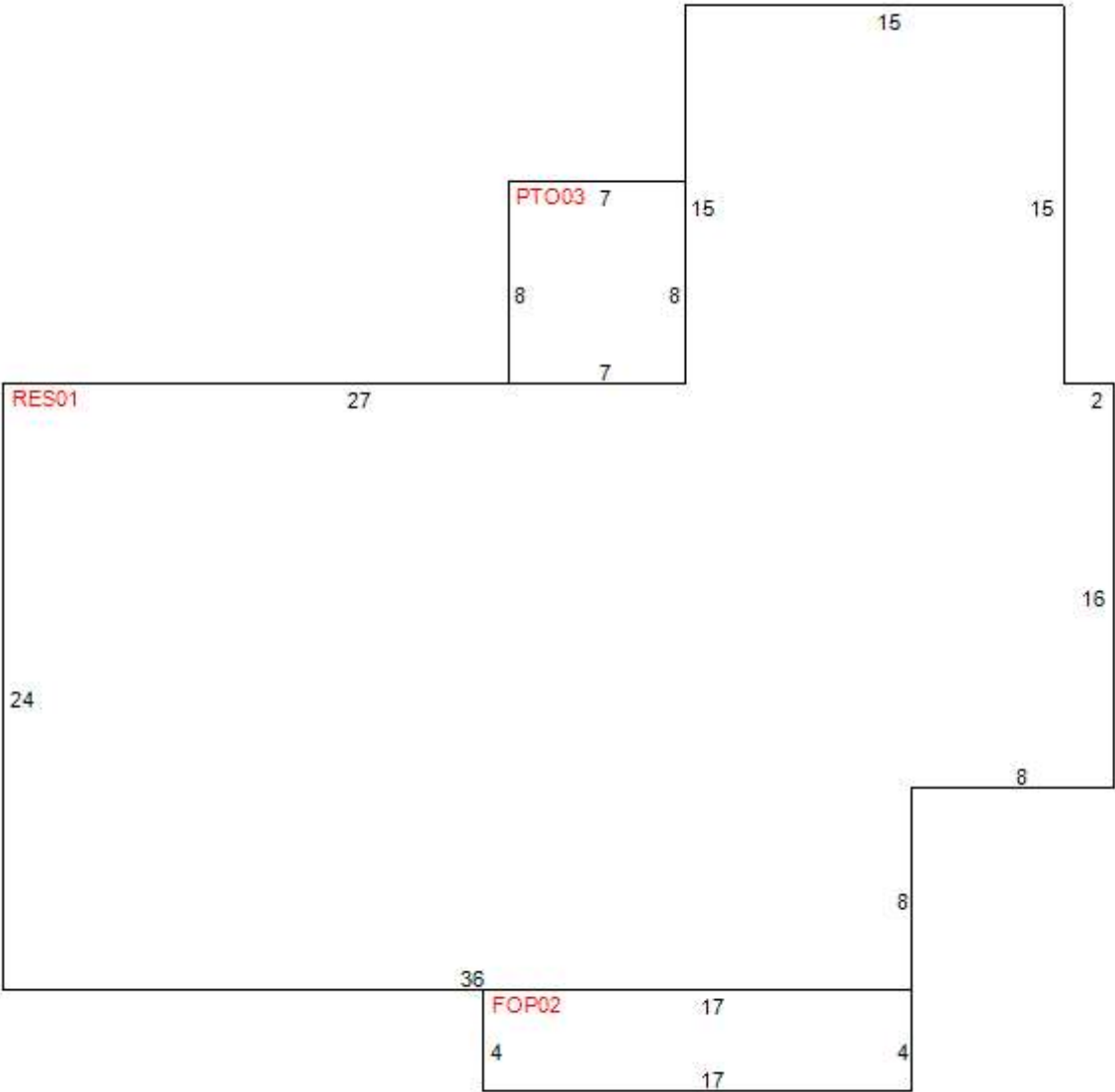
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		85.0	165.0	R1	.32	AC							

Neighborhood 4525 - 15-21 N OF SR 40 RESIDENTIAL
Mkt: 8 70

[Traverse](#)

Building 1 of 1

RES01=L36U24R27U15R15D15R2D16L8D8.
FOP02=D4L17U4R17.L36U24R20
PTO03=U8R7D8L7.



[Building Characteristics](#)

Improvement	1F - SFR- 01 FAMILY RESID	Year Built 1967
Effective Age	7 - 30-34 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	400 - FAIR	Obsolescence: Locational 0%
Inspected on	5/11/2020 by 197	Architecture 0 - STANDARD SFR
		Base Perimeter 166

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0124	- CONC BLK-PAINT	1.00	1967	N	0 %	0 %	1,217	1,217
FOP 0201	- NO EXTERIOR	1.00	1967	N	0 %	0 %	68	68
PTO 0301	- NO EXTERIOR	1.00	1967	N	0 %	0 %	56	56

Section: 1

Roof Style: 10 GABLE	Floor Finish: 24 CARPET	Bedrooms: 2	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: N
Heat Meth 1: 14 BASEBOARD ELEC	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 1	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 0	Extra Fixtures: 2	Intercom: N
A/C: N			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	40.00	SF	20	1995	3	0.0	0.0

Appraiser Notes

DID NOT ASSESS 8X10 UDU DO TO POOR CONDITION AT TIME OF INSPECTION.
ESTIMATED INTERIOR/BACK ESTIMATED

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
BLD22-0274	2/3/2022	-	GASKIN/REPLACE 3 WINDOWS S/S
OC01284	8/1/1999	-	RES REPAIR ADDITION
OCO0112	1/1/1998	-	REPAIR



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 10/04/2019 01:16:47 PM
FILE #: 2019104529 OR BK 7053 PGS 1293-1297
REC FEES: \$44.00 INDEX FEES: \$0.00
DDS: \$0.70 MDS: \$0 INT: \$0

RECORDING REQUESTED BY:
Leonardo Gaskin JR

INSTRUMENT PREPARED BY:
Leonardo Dwayne Gaskin SR
1255 NW 23rd AVE
Ocala, Florida 34475

RETURN DEED TO:
Silviaette Gaskin
5705 NW 24th CT
Ocala, Florida 34475

(Above reserved for official use only)

SEND TAX STATEMENTS TO:
Leonardo Gaskin JR
954 South Plymouth
Rochester, New York 14608

Tax Parcel ID/APN # R22280-001-00

QUIT CLAIM DEED FOR FLORIDA

STATE OF FLORIDA
COUNTY OF MARION

THIS DEED is made this day of Sept. 20th by and between the "Grantor,"

Leonardo Dwayne Gaskin SR, an unmarried individual residing at 1255 NW 23rd AVE,
Ocala, Florida 34475

AND the "Grantees,"

Leonardo Gaskin JR, an unmarried individual residing at 954 South Plymouth, Rochester,
New York 14608

London Christol Gaskin, an unmarried individual residing at 5705 NW 24th CT, Ocala,
Florida 34475

FOR VALUABLE CONSIDERATION of the sum of one dollar (\$1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the "**Property**"), together with all hereditaments and appurtenances belonging thereto, located in Marion county, Florida, subject to any restrictions herein:

Property Address: 1255 NW 23rd AVE , Ocala, Florida 34475

Legal Description: SEC 12 TWP 15 RGE 21 S 85 FT OF N 365 FT OF W 1/2 OF W 1/2 OF NE 1/4 OF NE 1/4 OF SW 1/4 L4

Vesting Information / Property Interest: Tenancy by the entirety with rights of survivorship, not as tenants in common.

[SIGNATURE PAGE FOLLOWS]

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantees on 9-26-19
(date).

Grantor (or authorized agent)

x/ Leonardo Gaskin Sr.

Print Name: LEONARDO GASKIN SR

WITNESSES

On this the 20 day of Sept, 2019, the foregoing instrument was sworn to and acknowledged before me by the person(s) known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument: the Grantor(s), Leonardo Dwayne Gaskin SR. I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

x/ Roseann J. Fusco

Date: 9/20/19

Print Name:

Roseann J. Fusco

Address:

110 SE Watula Ave
Ocala, FL 34480

SECOND WITNESS

x/ Karen Moser

Date: 9/20/19

Print Name:

Karen Moser

Address:

110 SE Watula Ave
Ocala, FL 34471

NOTARY ACKNOWLEDGMENT

FLORIDA

COUNTY OF MARION

On Sept 20, 2019 before me, Angel B. Jacobs, personally appeared **Leonardo Dwayne Gaskin SR**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 10-10-22

Angel B. Jacobs
Notary Public, Florida



ANGEL B JACOBS
Commission # GG 227325
Expires October 10, 2022
Bonded Thru Budget Notary Services



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION
INSPECTION CHECKLIST

CASE NUMBER: **CE25-0280**

DATE: **04/07/2025**

ADDRESS: **1255 NW 23RD AVE**

PARCEL ID: **22280-001-00**

*A mark or check next to a code section indicates a violation of such.

	302.1 – Sanitary Facilities	Must contain kitchen sink, lavatory, tub or shower, and water closet properly installed and in working order.
	302.2 – Location of Sanitary Facilities	Fixtures must be located within unit. Water closet, tub, or shower and lavatory must be in room no less than 30sq ft.
	302.3 – Hot and Cold Water Supply	Must have cold and hot water connected to kitchen sink, lavatory, and tub or shower.
	302.4 – Water Heating Facilities	Must have properly installed & maintained water heating facility to heat water to not less than 120 degrees.
✓	302.5, .5.1, .5.2, .5.3, .5.4 – Heating Facilities	Must have heating facilities properly installed & maintained, and capable of safely heating all habitable rooms & bathrooms.
	302.6 – Kitchen Facilities	Kitchen equipped with properly maintained food prep surfaces, shelving, cabinets, drawers, freestanding or permanently installed cookstove, mechanical refrigeration.
	302.7 – Garbage Disposal Facilities	Adequate garbage disposal facilities or garbage storage containers.
	302.8 – Fire Protection	Comply with the applicable provisions of the fire prevention code of the applicable governing body.
	302.9 – Smoke Detector Systems	Must contain an approved listed smoke detector.
	303.1 – Windows	Every habitable room must have at least 1 window or skylight.
	303.2, .2.1, .2.2 – Ventilation	Every habitable room must have at least 1 window or skylight which can be easily opened to ventilate the room.
	303.3 – Bathroom	Every bathroom shall comply with the ventilation requirements in 303.2, unless equipped w/ approved ventilating system.
	303.4 – Electrical Lights and Outlets	Every habitable room must have 2 remote receptacles. Bedrooms and bathrooms must have 1 wall switch controlled lighting outlet. Kitchens must have 2 receptacles, and wall or ceiling lighting outlet controlled by a wall switch.
	303.5 – Light in Public Halls and Stairways	Every hall and inside stairway other than in one-family dwellings shall be lighted at all times.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

	304 – Minimum Electrical Requirements	Every outlet, fixture, wiring, and equipment shall be installed, maintained and connected to a source of power in accordance w/ the provisions of the electrical code of the AHJ.
	305.1 – Foundation	Shall be maintained in a safe manner and capable of supporting the load which normal use may cause to be placed thereon.
	305.2 – Exterior Walls	Exterior walls shall be free of holes, breaks, loose or rotting boards or timbers, and any conditions which might admit rain, or dampness to the interior portions of the walls.
	305.3, .3.1, .3.2 – Roofs	Roof, and all portions, additions, or sections shall be structurally sound & maintained, and display signs of deterioration, abuse or improper installation that could be construed to affect the purpose of that item
	305.4 – Means of Egress	Every unit shall have safe, unobstructed means of egress with minimum ceiling height of 7ft. Stairs shall have head room of no less than 6’8”.
	305.5 – Stairs, Porches, & Appurtenances	Every inside & outside stair, porch and any appurtenance shall be safe to use & capable of supporting the load that normal use may cause to be placed thereon, and kept in sound condition and good repair.
	305.6 – Protective Railings	Railings shall be required on any unenclosed structure over 30” above ground level, or on steps containing 4 or more risers.
✓	305.7 – Windows	Window shall be substantially weathertight, watertight and rodent proof, and shall be kept in sound working condition and good repair.
✓	305.8 – Windows to be Glazed	Every window sash shall be fully supplied with glass window panes or an approved substitute which are without open cracks or holes.
	305.9 – Window Sash	Window sash shall be properly fitted and weathertight within the window frame.
	305.10 – Windows to be Openable	Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.
✓	305.11.1 – Exterior Doors (Weathertight)	Shall be substantially weathertight, watertight, and rodent proof, and kept in sound working condition and good repair.
✓	305.11.2 – Exterior Doors (Hardware)	Shall have properly installed and maintained hardware to insure ease of operation to open, close, and secure in open or closed position.
	305.12.1 – Exterior Door Frames (Weatherstripping)	Shall have properly installed and maintained weatherstripping to be substantially weathertight, watertight, and rodent and insect resistant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

305.12.2 – Exterior Door Frames (Maintenance)	Exterior door jambs, stops, headers and moldings shall be securely attached to the structure, maintained in good condition without splitting or deterioration that would minimize the strength and security of the door in a closed position.
305.13.1, .13.2 – Screens	Units without central A/C shall have screens on all openable windows and doors used or required for ventilation. Shall be stretched, fitted, and maintained without open rips or tears. A closing device shall be installed on all screen doors.
305.14 – Protective Treatment	All exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Siding must be weather tight.
305.15 – Accessory Structures	Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.
305.16, .16.1, .16.2 – Interior Floors, Walls, and Ceilings	Every floor, interior wall and ceiling shall be substantially rodent proof, kept in sound condition and good repair, safe to use, and capable of supporting the load. Toilet, bathroom, and kitchen floors must be easily kept clean and sanitary.
305.17 – Structural Supports	Every structural element of the dwelling shall be maintained structurally sound and show no evidence of deterioration which would render it incapable of carrying normal loads.
305.18 – Protective Railings for Interior Stairs	Interior stairs and stairwells more than four risers high shall have handrails. Handrails or protective railings shall be capable of bearing normally imposed loads and be maintained in good condition.
305.19, .19.1, .19.2 – Firestopping and Draftstopping	Firestopping must be maintained to cut off all concealed draft openings.
305.20 – Interior Doors	Every interior door shall fit within its frame and shall be capable of being opened and closed.
305.21 – Interior Door Hardware	Every interior door shall be provided with proper hardware, securely attached and maintained in good condition.
305.22 – Bathroom Doors	Privacy of bathrooms shall be afforded by doors complete with privacy hardware intended by the manufacturer for that purpose.
305.23, .23.1, .23.2 – Skirting	Skirting shall be maintained free from broken or missing sections, pieces or cross members.
306.1 – Required Space in Dwelling Unit	Units shall contain at least 150sq ft for the first occupant, and additional 100sq ft for each additional occupant.



City of Ocala

CODE ENFORCEMENT DIVISION

STANDARD HOUSING CODE – 1994 EDITION

INSPECTION CHECKLIST

	306.2 – Required Space in Sleeping Rooms	Every sleeping room occupied for sleeping by 1 occupant shall have at least 70sq ft. Any sleeping room occupied for sleeping by more than 1 person shall have at least 50sq ft per occupant.
	306.3, .3.1, .3.2 – Minimum Ceiling Height	Habitable rooms shall have no less than 7' ceiling height. If any room has a sloping ceiling, the ceiling height is required in only one-half of the room area.
	306.4 – Occupancy of Dwelling Unit Below Grade	No basement or cellar space shall be used as a habitable room or unit unless the necessary requirements are met as listed in the Standard Housing Code section 306.4.
	307.1 – Sanitation	Owners of multiple dwelling units are responsible for keeping the shared or common areas of the dwelling and premises clean and sanitary.
✓	307.2 – Cleanliness	Tenants of a dwelling unit shall keep the unit and premises which he occupies or is provided for his particular use clean and sanitary.
✓	307.3 – Garbage Disposal	Tenants shall dispose of all of his garbage in a clean and sanitary manner by placing it in garbage disposal facilities or garbage storage containers.
✓	307.4 – Care of Premises	The property must be kept free and clean from any open storage of inoperable vehicle, ice box, refrigerator, stove, glass, building material, & building rubbish. Also must be free from weeds, dead trees, trash, garbage, etc.
	307.5 – Extermination	Occupants responsible for extermination in single dwelling unit. Owners responsible for extermination in buildings containing two or more dwelling units. Wood destroying organism extermination is always the owner's responsibility.
	307.6 – Use & Operation of Supplied Plumbing Fixtures	Every tenant of a dwelling unit shall keep all plumbing fixtures therein in a clean and sanitary condition and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

NOTES:

Please remove all junk and debris from off the property (such as shopping cart full of aluminum cans, piles of trash, broken lattices, multiple car tires, etc). All windows must be free of breaks and holes. If the glass is broken, a glass replacement must be done to all damaged and affected windows. Remove any plyboards from off of the window(s). Restore electricity and water to the property.

CODE ENFORCEMENT INSPECTOR: _____



GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
201 SE 3RD STREET (2ND FLOOR) OCALA, FL 34471

4/8/2025

CASE NO: CE25-0280

GASKIN LEONARDO JR
GASKIN LONDON CHRISTOL
954 SOUTH PLYMOUTH
ROCHESTER, NY. 14608-2961

LONDON CHRISTOL GASKIN
GASKIN SILVIAETTE A
5705 NW 24TH CT
OCALA, FL. 34475

RE: 22280-001-00 | 1255 NW 23RD AVE OCALA, FLORIDA

Dear Property Owner:

Many times, homeowners and business owners are unaware of violations of the City of Ocala's Code of Ordinances existing on their property. A complaint has been reported to, or a violation was personally observed by a City of Ocala Code Enforcement Officer on the referenced property listed above. Please review the violations and how to abate them as follows:

Compliance Requested on or before: 05/07/2025

Violations:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please remove all junk and debris from off the property (such as shopping cart full of aluminum cans, piles of trash, broken lattices, multiple car tires, etc). All windows must be free of breaks and holes. If the glass is broken, a glass replacement must be done to all damaged and affected windows. Remove any plyboards from off the window(s). Restore electricity and water to the property. You may not reside in a home with no active utilities. Ensure that door(s) to the residence are in a secured fashion (including any hardware such as locking mechanisms).

Our goal is to assist you in becoming compliant with City Code. The City of Ocala Code Enforcement believes a reasonable time to correct the above violation(s) would be by the date indicated. Should the violation(s) continue beyond the time specified for correction, the case may proceed to the Code Board/Special Magistrate for a hearing.

You may contact the officer assigned as indicated below. We appreciate all your efforts to help the City of Ocala, and our division in keeping Ocala a clean and safe place to live.

STEPHANI SMITH,
Code Enforcement Officer
352-355-5242 smsmith@ocalafl.gov



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

11/12/2025

GASKIN LEONARD JR
GASKIN LONDON CHRISTOL
954 SOUTH PLYMOUTH
ROCHESTER, NY. 14608-2961

LONDON CHRISTOL GASKIN
5705 NW 24TH CT
OCALA, FL. 34475

Respondent(s) _____ /

Location of Violation: 1255 NW 23RD AVE|22280-001-00

Case Number: CE25-0280

Inspector Assigned: Stephani Smith

Required Compliance Date: 12/09/2025

Public Hearing Date & Time: 12/11/2025 17:30

Violation(s) and How to Abate:

SECTION 82-151 STANDARD HOUSING CODE ADOPTED

Please remove all junk and debris from off the property (such as any scattered trash and debris like tree debris, barrels, etc). All windows must be free of breaks and holes. If the glass is broken, a glass replacement must be done to all damaged and affected windows. Remove any plyboards from off of the window(s).

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:

Stephani Smith Code Inspector
smsmith@ocalafl.gov
352-355-5242

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

CASE NO: CE25-0280

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

**STATE OF FLORIDA
COUNTY OF MARION**

BEFORE ME, the undersigned authority personally appeared, Stephani Smith, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 11/12/2025 post the Notice of Violation & Public Hearing to the property, located at 1255 NW 23RD AVE.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

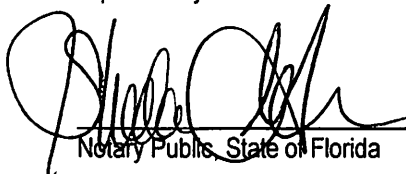
FURTHER, AFFIANT SAYETH NAUGHT.

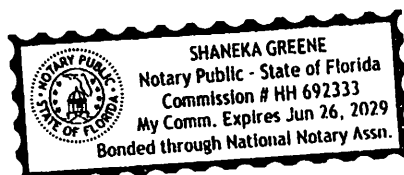
Dated: 11/12/2025

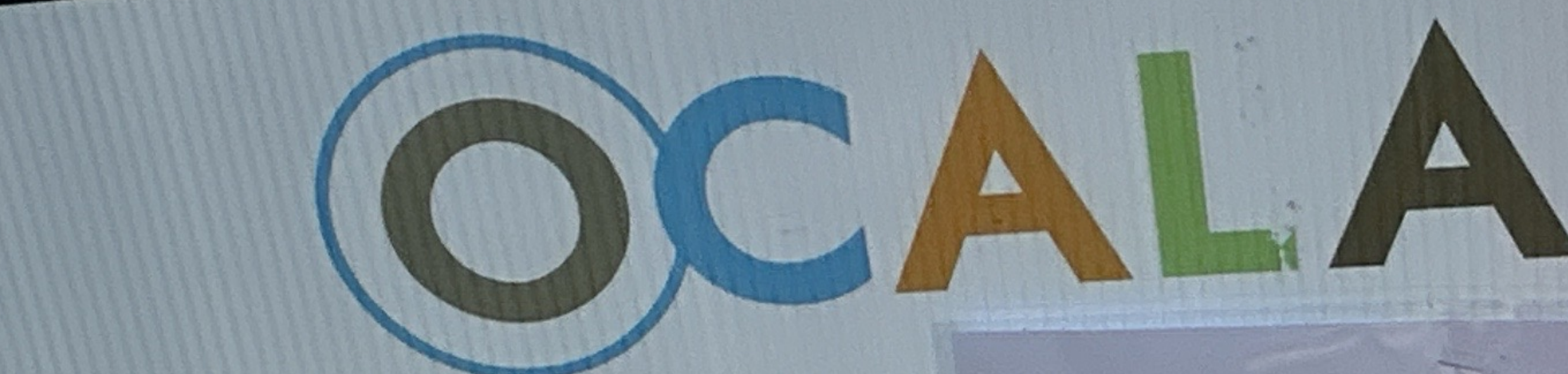

Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

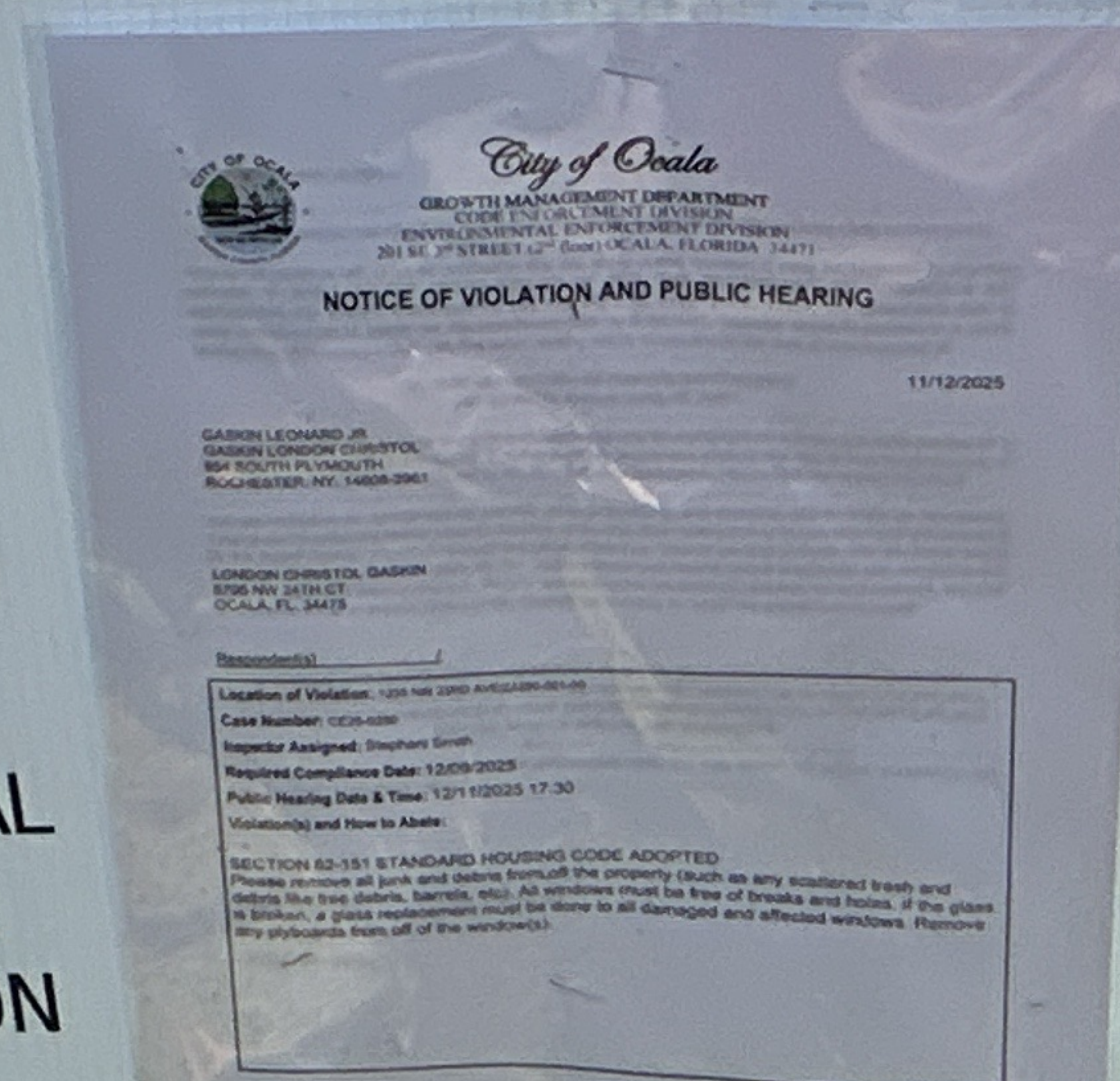
SWORN TO (or affirmed) before me: 11/12/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





**CODE
ENFORCEMENT**
352-629-8309
DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION




11/12/25, 11:12 AM
City of Ocala
Code Enforcement Division



OCALA

**CODE
ENFORCEMENT
352-629-8309**

**DO NOT REMOVE THIS
SIGN WITHOUT APPROVAL
FROM THE CITY CODE
ENFORCEMENT DIVISION**

 *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

11/12/2025

GASKIN LEONARD JR.
GASKIN LONDON CHRISTOL
954 SOUTH PLYMOUTH
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5705 NW 24TH CT
OCALA, FL. 34475

Respondent(s) _____

Location of Violation: 1255 NW 23RD AVE/22280-001-00
Case Number: CE25-0280
Inspector Assigned: Stephani Smith
Required Compliance Date: 12/09/2025
Public Hearing Date & Time: 12/11/2025 17:30
Violation(s) and How to Abate:
SECTION 82-151 STANDARD HOUSING CODE ADOPTED
Please remove all junk and debris from off the property (such as any scattered trash and debris like tree debris, barrels, etc). All windows must be free of breaks and holes. If the glass is broken, a glass replacement must be done to all damaged and affected windows. Remove any plywood boards from off of the window(s).

352-255-5242

Office Depot®

11/12/25, 11:12 AM
City of Ocala
Code Enforcement Division

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

CASE NO: CE25-0280

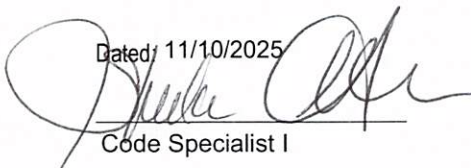
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

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 11/10/2025 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.

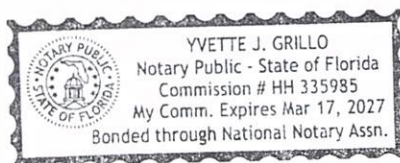
Dated: 11/10/2025

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 11/10/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





12/3/25, 8:53 AM
City of Ocala
Code Enforcement Division



12/3/25, 8:52 AM
City of Ocala
Code Enforcement Division



3

12/3/25, 8:53 AM

City of Ocala
Code Enforcement Division



12/3/25, 8:53 AM
City of Ocala
Code Enforcement Division



04/07/2025 09:57
City of Ocala
Code Enforcement Division



04/07/2025 09:57
City of Ocala
Code Enforcement Division



04/07/2025 09:57
City of Ocala
Code Enforcement Division



04/07/2025 09:58
City of Ocala
Code Enforcement Division



04/07/2025 09:58
City of Ocala
Code Enforcement Division



04/07/2025 09:59
City of Ocala
Code Enforcement Division



04/07/2025 10:00
City of Ocala
Code Enforcement Division