

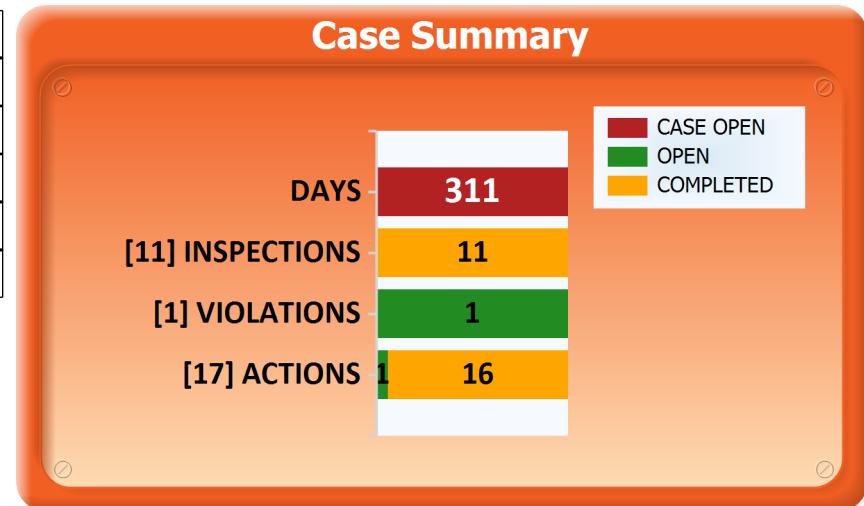


# Case Details - No Attachments

City of Ocala

Case Number  
CE25-0280

Description: Standard Housing		Status: NON COMP HEARING	
Type: GENERAL VIOLATION		Subtype: MISC ORDINANCE VIOLATION	
Opened: 4/7/2025	Closed:	Last Action: 2/12/2026	Flw Up: 2/6/2026
Site Address: 1255 NW 23RD AVE OCALA, FL 34475			
Site APN: 22280-001-00		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

## 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			
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						



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0280**

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
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**

## 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).

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES



# 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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# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0280**

CASE WORK	SMS	5/8/2025	5/8/2025	COMPLETED	<p>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.</p>
FOLLOW UP	SMS	6/5/2025	6/5/2025	COMPLETED	<p>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.</p>
CASE WORK	SMS	6/26/2025	6/26/2025	COMPLETED	<p>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.</p>



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0280**

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	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>



# 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	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 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.
HEARING INSPECTION	SMS	12/10/2025	12/10/2025	NON COMPLIANT		On 12/10/2025, I have re-inspected the property in reference to various Standard Housing violations. I have observed that the broken window(s) remain along with sources of unsightly matter. Along with this, I spoke with Kat of OEU. She has informed me that there was no active utilities since November 2023, and the meter was pulled on April 2025. View attachments.
COMPLIANCE	SMS	2/6/2026	2/6/2026	NON COMPLIANT		<b>MASSEY INSPECTION</b>  On 02/06/2026, I have re-inspected the property in reference to a compliance inspection. I have observed that the Standard Housing violations continue to exist such as the junk/debris, broken window, no utilities at the residence (confirmed as of this date by a representative of Ocala Utility Services), and the unpaid prosecution costs of 4326.45 remains. Affidavit of Non-Compliance completed and submitted.

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES



# 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.
PREPARE NOTICE	SHANEKA GREENE	4/8/2025	4/8/2025	<p>CLTO &amp; 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>
REGULAR MAIL	SHANEKA GREENE	4/8/2025	4/8/2025	CLTO MAILED (2) W/STANDARD HOUSING CHECKLIST
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.



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0280**

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.
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
PREPARE NOTICE	SHANEKA GREENE	11/10/2025	11/10/2025	NOVPH X1 GASKIN LEONARDO JR GASKIN LONDON CHRISTOL 954 SOUTH PLYMOUTH ROCHESTER NY 14608-2961
OFFICER POSTING	STEPHANI SMITH	11/12/2025	11/12/2025	NOVPH READY FOR POSTING NOVPH posted to property.
				Find the Respondent(s) guilty of violating city code section(s): 82-151 and order to:  1.) (a) Apply for and obtain any required permits needed to meet the Current Florida Building Code and the 1994 Edition



# Case Details - No Attachments

City of Ocala

Case Number

**CE25-0280**

STAFF RECOMMENDATION	DALE HOLLINGSWORTH	11/28/2025	11/25/2025	<p>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 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>
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# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0280**

				2.) Pay the cost of prosecution of \$326.45 by February 5th, 2026.
HEARING CODE BOARD	YVETTE J GRILLO	12/11/2025	12/16/2025	NEW BUSINESS
CERTIFIED MAIL	YVETTE J GRILLO	12/19/2025	12/19/2025	FOF 91 7199 9991 7039 7682 1579 GASKIN, LEONARDO JR GASKIN, LONDON CHRISTOL 954 SOUTH PLYMOUTH ROCHESTER, NY 14608-2961  91 7199 9991 7039 7682 1586 GASKIN, LONDON CHRISTOL 5705 NW 24TH CT OCALA, FL 34475
OFFICER POSTING	OSIAS FERREIRA	12/22/2025	12/22/2025	FOF Posted at the property.
MASSEY	YVETTE J GRILLO	2/12/2026		

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

CITY OF OCALA

Petitioner,

Vs.

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

CASE NO:CE25-0280

GASKIN, LONDON CHRISTOL  
5705 NW 24<sup>TH</sup> CT  
OCALA, FL 34475

Respondent.

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA  
COUNTY OF MARION

BEFORE ME, the undersigned authority, personally appeared, Stephani Smith, Code Enforcement Officer for the City of Ocala, who being duly sworn, deposes and says:

1. That on 12/11/2025, the Municipal Code Enforcement Board held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 02/05/2026.
3. That a re-inspection was performed on 02/06/2026.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have NOT been taken:

**Abatement of violations as ordered; Section(s) 82-151**

5. The prosecution costs of \$326.45 remain unpaid.

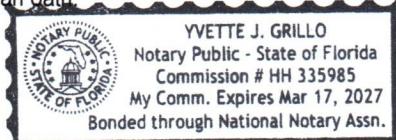
FURTHER, AFFIANT SAYETH NOT.

Dated this 6<sup>th</sup> day February 2026

Stephani Smith  
Code Enforcement Officer  
City of Ocala

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 10<sup>th</sup> day of February 2026, who is personally known to me, and who did take an oath.



I HEREBY CERTIFY that a true and correct copy of the above and foregoing Affidavit of Non-compliance has been furnished by mail to Respondent, this 10<sup>th</sup> day of February 2026.

  
Yvette Grillo, Secretary  
Municipal Code Enforcement Board  
Ocala, Florida



City of Ocala  
Code Enforcement Division  
2/6/26, 10:02 AM



City of Ocala  
Code Enforcement Division  
2/6/26, 10:02 AM



City of Ocala  
Code Enforcement Division  
2/6/26, 10:02 AM



City of Ocala  
Code Enforcement Division  
2/6/26, 10:02 AM

CITY OF OCALA  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> 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 12/19/25 post the Final Administrative Order to the property, located at 1255 NW 23RD AVE, OCALA.

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.

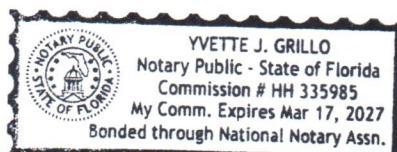
*12/19/25*  
Dated: 12/22/2025

*Yvette Grillo*  
Code Inspector

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/22/2025 by Yvette Grillo Code Specialist, City of Ocala, who is personally known to me.

*Yvette Grillo*  
Notary Public, State of Florida





City of Ocala  
Code Enforcement Division  
12/22/2025 10:25 AM



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

**OCALA**

of any open storage of material, and building rubbish.  
Additionally, the property must be in compliance with the International Standard Housing Code as adopted in City Ordinance 82-151 pursuant to section 307.4 of the 1994  
Edition of the International Standard Housing Code.

**CASE NO: CE25-0280**

**THE CITY OF OCALA**  
Petitioner, and take whatever steps are necessary to bring the violations into compliance, to include clean-up of property sufficient to receive a final inspection and the removal of any debris, unsightly or sanitary 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 imposed by this Court. The Respondent(s) shall be responsible for all costs of enforcement.

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

This Order may be recorded in the Public Records of Marion County, Florida, and shall constitute a lien against the above property, upon any other real, or personal property, owned by the Respondent(s), pursuant to Sections 162.08 and 162.09, Florida Statutes, and Section 2-426 and 2-443 of the Code of Ordinances of the City of Ocala, Florida. RECORD OF  
GASKIN, LONDON CHRISTOL, 5705 NW 24<sup>TH</sup> CT, Ocala, FL 34475  
Respondents

**FINAL ADMINISTRATIVE ORDER**

**DONE AND ORDERED**, on the 11th day of December 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:

**OBSEVED**

**I. FINDINGS OF FACT:**

A. The Respondent(s), GASKIN, LEONARDO JR, GASKIN, LONDON CHRISTOL, 954 SOUTH PLYMOUTH, ROCHESTER, NY 14608-2961, GASKIN, LONDON CHRISTOL, 5705 NW 24<sup>TH</sup> CT, Ocala, FL 34475, owner(s) in charge of the property described as: 1255 NW 23<sup>RD</sup> AVE 22280-001-00, Ocala, Florida recorded in the Public Records of Marion County, Florida.

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that a true and correct copy of the foregoing Order was served on the Respondent(s) by mail to: GASKIN, LEONARDO JR, GASKIN, LONDON CHRISTOL, 5705 NW 24<sup>TH</sup> CT, Ocala, FL 34475, Ocala Code of Ordinances, SECTION 82-151 STANDARD HOUSING CODE ADOPTED

**II. CONCLUSION OF LAW:**

A. The Respondent(s), GASKIN, LEONARDO JR, GASKIN, LONDON CHRISTOL, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 82-151 STANDARD HOUSING CODE ADOPTED, 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): 82-151 and order to:

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.

(b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard Housing Code as adopted in City Ordinance 82-151 that does not require permits to complete, including but not limited to: Windows (305.7 and 305.8), Doors (305.11.1 and 305.11.2), Cleanliness (304.2), Garbage disposal (304.3), and areas 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

**City of Ocala  
Code Enforcement Division**  
Page 1 of 3  
12/22/2025 10:25 AM

CITY OF OCALA  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE 3<sup>rd</sup> STREET (2<sup>nd</sup> 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, Yvette Grillo, for the Code Enforcement Division of the, City of Ocala, who after being duly sworn, deposes and states as follows:

1. I did on 12/19/2025 post the Final Administrative Order 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: 12/19/2025



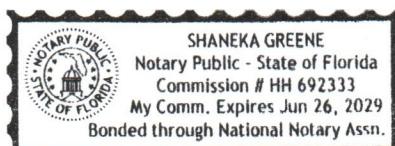
Yvette Grillo  
Code Specialist I

STATE OF FLORIDA  
MARION COUNTY

SWORN TO (or affirmed) before me: 12/19/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.



Notary Public, State of Florida



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

THE CITY OF OCALA

Petitioner,

vs.

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

**GASKIN, LONDON CHRISTOL**  
**5705 NW 24<sup>TH</sup> CT**  
**OCALA, FL 34475**

Respondents

CASE NO: CE25-0280



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO  
DATE: 12/18/2025 03:47:55 PM  
FILE #: 2025166901 OR BK 8787 PGS 917-919  
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; December 11th, 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), **GASKIN, LEONARDO JR, GASKIN, LONDON CHRISTOL, 954 SOUTH PLYMOUTH, ROCHESTER, NY 14608-2961, GASKIN, LONDON CHRISTOL, 5705 NW 24<sup>TH</sup> CT, OCALA, FL 34475**, owner(s) in charge of the property described as: **1255 NW 23<sup>RD</sup> AVE| 22280-001-00, Ocala, Florida** recorded in the Public Records of Marion County, Florida.
- B. That on and between April 7th, 2025, and December 10th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED**

**II. CONCLUSION OF LAW:**

- A. The Respondent(s), **GASKIN, LEONARDO JR, GASKIN, LONDON CHRISTOL**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 82-151 STANDARD HOUSING CODE ADOPTED**, 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): 82-151 and order to:

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;

(b) Any work required to meet the current Florida Building Code and the 1994 Edition of the International Standard 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.

(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.

2.) Pay the cost of prosecution of \$326.45 by February 5th, 2026.

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 11<sup>th</sup> day of December 2025.

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA



Michael Gartner, Chair  
Municipal Code Enforcement Board

#### 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: **GASKIN, LEONARDO JR, GASKIN, LONDON CHRISTOL, 954 SOUTH PLYMOUTH, ROCHESTER, NY 14608-2961, GASKIN, LONDON CHRISTOL, 5705 NW 24<sup>TH</sup> CT, OCALA, FL 34475**, this 11<sup>th</sup> day of December 2025.



Yvette Grillo, Board Secretary  
Municipal Code Enforcement Board



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

## **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 FEBRUARY 12TH, 2026, 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 STATUES, 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.**