



# Case Details - No Attachments

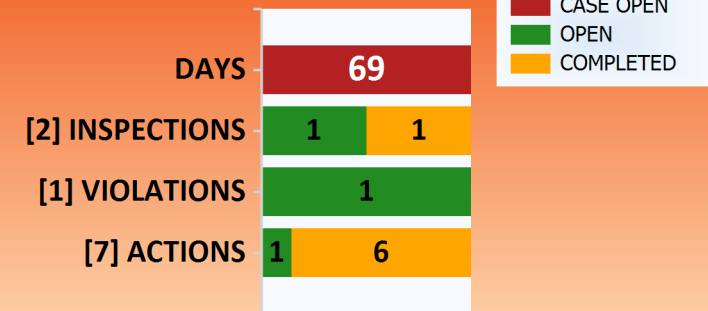
City of Ocala

Case Number

**CE25-0911**

Description: PROPERTY OVERGROWN			Status: HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 8/20/2025	Closed:	Last Action: 10/29/2025	Flw Up: 10/28/2025
Site Address: 2117 NW 1ST ST OCALA, FL 34475			
Site APN: 2260-168-006		Officer: STEPHANI SMITH	
Details:			

## Case Summary



## ADDITIONAL SITES

## LINKED CASES

## CHRONOLOGY

CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
ADMIN POSTING	SHANEKA GREENE	8/22/2025	8/22/2025	NOVPH
CERTIFIED MAIL	SHANEKA GREENE	8/22/2025	8/22/2025	NOVPH MAILED (2) 9489 0090 0027 6697 0038 25 EXIT STRATEGY MAY 13 LLC BRUCE BERNDT (REFISTERED AGENT) 25882 ORCHARD LAKE RD STE 106 FARMINGTON HILLS, MI. 48336  9489 0090 0027 6697 0038 32 EXIT STRATEGY MAY 13 LLC 200 S BISCAYNE BLVD MIAMI, FL. 33131
COMPLAINT RECEIVED	SHANEKA GREENE	8/20/2025	8/20/2025	GLORIA CALLED STATED PROPERTY IS OVERGROWN



HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025		NEW BUSINESS
OFFICER POSTING	STEPHANI SMITH	8/25/2025	8/25/2025	NOVPH READY FOR POSTING On 08/25/2025, I have posted the NOVPH directly onto the property. View attachments. Signed affidavit of posting provided to Admin.
PREPARE NOTICE	SHANEKA GREENE	8/22/2025	8/22/2025	NOVPH X 1 **REPEAT VIOLATOR**  EXIT STRATEGY MAY 13 LLC 25882 ORCHARD LAKE RD STE 106 FARMINGTON HILLS MI 48336



STAFF RECOMMENDATION	DALE HOLLINGSWORTH	10/10/2025	10/21/2025	<p>Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:</p> <p>1.) (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-95 was discovered to exist, being August 21st, 2025, and continuing every day thereafter until all violations of section 34-95 have been abated pursuant to subsection (b) of this order.</p> <p>(b) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, tree debris, and unsightly or unsanitary items by 4:00pm on Thursday, November 20th, 2025. If the Respondent(s) fail to comply by 7:00am on Friday, November 21st, 2025, there shall be an additional fine of \$250 per day that shall run concurrent to the fines provided in subsection (a) until this violation has been abated. Additionally, 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, tree debris, and unsightly or unsanitary items.</p> <p>(c) 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.) Pay the cost of prosecution of \$251.94 by November 20th, 2025.</p>
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CONTACTS					
NAME TYPE	NAME	ADDRESS	PHONE	FAX	EMAIL
COMPLAINANT	GLORIA WOODEN	2120 NW 1ST ST ,			
OWNER	EXIT STRATEGY MAY 13 LLC	25882 ORCHARD LAKE RD STE 106 FARMINGTON HILLS, MI 48336			
RESPONDENT 1	EXIT STRATEGY MAY 13 LLC	25882 ORCHARD LAKE RD STE 106 FARMINGTON HILLS, MI 48336			



# Case Details - No Attachments

City of Ocala

Case Number  
**CE25-0911**

## FINANCIAL INFORMATION

DESCRIPTION	ACCOUNT	QTY	AMOUNT	PAID	PAID DATE	RECEIPT #	CHECK #	METHOD	PAID BY	CLTD BY
CERTIFIED POSTAGE	001-359-000-000-06-35960	4	\$35.44	\$0.00						
CLERICAL AND CASEWORK TIME	001-359-000-000-06-35960	7	\$154.00	\$0.00						
INSPECTION FEE	001-359-000-000-06-35960	2	\$25.00	\$0.00						
RECORDING COSTS	001-359-000-000-06-35960	2	\$37.50	\$0.00						
Total Paid for CASE FEES:			\$251.94	\$0.00						
TOTALS:			\$251.94	\$0.00						

## INSPECTIONS

INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
HEARING INSPECTION	SMS	10/28/2025				
INITIAL	SMS	8/21/2025	8/21/2025	NON COMPLIANT		On 08/21/2025, I have responded out to the property in reference to a citizen's complaint about overgrowth. I have observed overgrowth at the property. Upon further research, I have discovered that this property is a "Repeat Violator" with last city abatement occurring on 01/21/2025. View attachments. NOVPH generation assigned to Admin, and hearing inspection scheduled.

## VIOLATIONS

VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER	STEPHANI SMITH	8/21/2025			**REPEAT VIOLATOR**	Please cut and clear all overgrowth throughout the property (such as tall grass, tall weeds, etc).
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**BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE  
OCALA, MARION COUNTY, FLORIDA**

**THE CITY OF OCALA**

**CASE NO: CE25-0911**

Petitioner,

VS.

**EXIT STRATEGY MAY 13 LLC**

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 Enforcement Officer 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:**

	<b>Cost</b>	<b># of hour(s)</b>	<b>Total:</b>
Attorney Fees:			

**2. Inspector(s) Time:**

	<b>Cost</b>	<b># @ .5 hour(s)</b>	<b>Total:</b>
Inspection(s)	\$12.50	2	\$25.00

**3. Clerical & Casework Time:**

	<b>Cost</b>	<b># of hour(s)</b>	<b>Total:</b>
Clerical:	\$22.00	7	\$154.00

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

	<b>Cost</b>	<b># of page(s)</b>	<b>Addl. page(s)</b>	<b># of addl. page(s)</b>	<b>Total:</b>
Fee(s):	\$18.75	2			\$37.50

**5. Copies of Related Document(s):**

	<b>Cost</b>	<b># of page(s)</b>	<b>Total:</b>
Clerical:			

**6. Postage Cost(s):**

	<b>Cost</b>	<b># of Regular</b>	<b>Cost</b>	<b># of Certified</b>	
Postage:			\$35.44	4	\$35.44

**Total Costs: \$251.94**




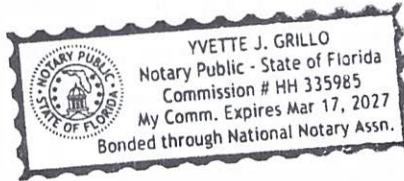
FURTHER. AFFIANT SAYETH NOT. Dated This:  
10/17/2025

STATE OF FLORIDA  
COUNTY OF MARION

  
STEPHANI SMITH  
Code Enforcement Officer, City of Ocala

The foregoing Affidavit of Case Prosecution Costs was acknowledged before me this: 17 Oct  
by STEPHANI SMITH who is personally known to me and who did take an oath.

  
Secretary and Notary Public, State of  
Florida





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

**THE CITY OF OCALA**

**CASE NO: 2023\_10115**

Petitioner,

VS.

**EXIT STRATEGY MAY 13 LLC  
25882 ORCHARD LAKE RD STE 106  
FARMINGTON HILLS MI 48336**

\_\_\_\_\_  
Respondents \_\_\_\_\_ /

**FINAL ADMINISTRATIVE ORDER**

**THIS CAUSE**, came for public hearing before the Municipal Code Enforcement Board on October 12, 2023, 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), **EXIT STRATEGY MAY 13 LLC**, owner(s) in charge of the property described as: **2260-168-006 | 2117 NW 1ST ST OCALA, FLORIDA** recorded in the Public Records of Marion County, Florida.

**B.** That on and between September 5, 2023 and October 12, 2023 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.

**II. CONCLUSION OF LAW:**

**A.** The Respondent(s), **EXIT STRATEGY MAY 13 LLC**, by reason of the foregoing is 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, in that the Respondent(s) has 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 as a Repeat Violator, per Chapter 162.04 of the Florida Statute and section(s) and Order to;

1.) (a) Cut and clean the property grounds fully and properly removing any weeds, undergrowth, junk, and debris by 4:00pm on Thursday, November 2nd, 2023. If the Respondent(s) fail to comply by 7:00am on Friday, November 3rd, 2023, the City shall enter upon the property and take whatever steps are necessary to bring the violation(s) into compliance to include: cutting and cleaning the property grounds, fully and properly removing any weeds, undergrowth, junk and debris. Additionally, there shall be a fine of \$500.00 per day that shall run starting from the date the initial violation was observed on September 5th, 2023, 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.) Pay the cost of prosecution of \$194.68 by Thursday, November 2nd, 2023.

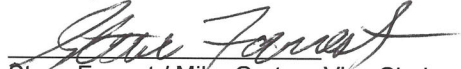
All costs and fines will be assessed as a Lien against the property. After three (3) months from the filing of any such lien which remains unpaid, refer to the City Attorney's office for consideration of foreclosure.

**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 12 day of October 2023

MUNICIPAL CODE ENFORCEMENT BOARD  
OCALA, FLORIDA




Steve Forrest / Mike Gartner Vice 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: **EXIT STRATEGY MAY 13 LLC, 25882 ORCHARD LAKE RD STE 106, FARMINGTON HILLS MI 48336**, this 13 day of October 2023.

  
Lisa Singleton, Code Enforcement Specialist  
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 NOVEMBER 9, 2023, AT 5:30PM, 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.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Foreign Limited Liability Company  
EXIT STRATEGY MAY 13, LLC

### Filing Information

<b>Document Number</b>	M15000007432
<b>FEI/EIN Number</b>	30-0883416
<b>Date Filed</b>	09/17/2015
<b>State</b>	MI
<b>Status</b>	INACTIVE
<b>Last Event</b>	REVOKED FOR ANNUAL REPORT
<b>Event Date Filed</b>	09/28/2018
<b>Event Effective Date</b>	NONE

### Principal Address

200 S BISCAYNE BLVD  
SUITE 4100 (EEP)  
MIAMI, FL 33131

Changed: 11/06/2015

### Mailing Address

200 S BISCAYNE BLVD  
SUITE 4100 (EEP)  
MIAMI, FL 33131

Changed: 11/06/2015

### Registered Agent Name & Address

NONE  
Registered Agent Resigned: 07/22/2020

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

WRIGHT, STEVEN  
OCEAN VILLAGE, OCEAN WAY  
SOUTHAMPTON ENGLAND S014-3JZ, OC

### Annual Reports



Report Year	Filed Date
2016	03/04/2016
2017	04/27/2017

#### **Document Images**

<a href="#">07/22/2020 -- Reg. Agent Resignation</a>	<a href="#">View image in PDF format</a>
<a href="#">04/27/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/04/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">09/17/2015 -- Foreign Limited</a>	<a href="#">View image in PDF format</a>





*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

## NOTICE OF VIOLATION AND PUBLIC HEARING

REPEAT VIOLATOR

08/25/2025

EXIT STRATEGY MAY 13 LLC  
BRUCE BERNDT (REGISTERED AGENT)  
25882 ORCHARD LAKE RD STE 106  
FARMINGTON HILLS, MI. 48336

EXIT STRATEGY MAY 13 LLC  
200 S BISCAYNE BLVD  
MIAMI, FL. 33131

Respondent(s) \_\_\_\_\_ /

**Location of Violation:** 2117 NW 1ST ST|2260-168-006

**Case Number:** CE25-0911

**Officer Assigned:** Stephani Smith

**Required Compliance Date:** 10/28/2025

**Public Hearing Date & Time:** 10/29/2025 10:30

**Violation(s) and How to Abate:**

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR  
UNSANITARY MATTER

Please cut and clear all overgrowth throughout the property (such as tall grass, tall weeds,  
etc).



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 enforcement officer 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 – 2<sup>nd</sup> 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 Enforcement Officer  
smsmith@ocalafl.gov  
352-355-5242



**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: CE25-0911**

**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 08/25/2025 post the Notice of Violation & Public Hearing to the property, located at 2117 NW 1ST ST.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

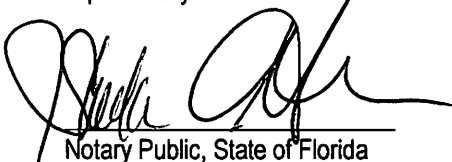
**FURTHER, AFFIANT SAYETH NAUGHT.**

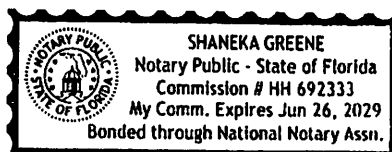
Dated: 08/25/2025

  
Code Enforcement Officer

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/25/2025 by Shaneka Greene Code Enforcement 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

*City of Ocala*  
GROWTH MANAGEMENT DEPARTMENT  
CODE ENFORCEMENT DIVISION  
ENVIRONMENTAL ENFORCEMENT DIVISION  
201 SE J ST STREET, 2ND FLOOR OCALA, FLORIDA 34471

**NOTICE OF VIOLATION AND PUBLIC HEARING**  
REPEAT VIOLATOR 08/25/2025

EXIT STRATEGY MAY 13 LLC  
BRUCE BENNETT (REGISTERED AGENT)  
29882 ORCHARD LAKE RD STE 106  
FAIRBURN, GA 30209

EXIT STRATEGY MAY 13 LLC  
200 S BISCAYNE BLVD  
MIAMI, FL 33131

Respondent(s):

Location of Violation: 2117 NW 1ST ST 10000-100-008  
Case Number: CE35-2011  
Officer Assigned: Stephen Smith  
Required Compliance Date: 10/28/2025  
Public Hearing Date & Time: 10/29/2025 10:30  
Violation(s) and How to Abate:  
SECTION 34-05 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR  
UNSATISFACTORY MATTER.  
Please cut and clear all overgrowth throughout the property (such as tall grass, tall weeds,  
etc).

Office Report

8/25/25, 10:49 AM  
City of Ocala  
Code Enforcement Division





**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 3<sup>rd</sup> STREET (2<sup>nd</sup> floor) OCALA, FLORIDA 34471

**NOTICE OF VIOLATION AND PUBLIC HEARING**

REPEAT VIOLATOR

08/25/2025

EXIT STRATEGY MAY 13 LLC  
BRUCE BERNDT (REGISTERED AGENT)  
25882 ORCHARD LAKE RD STE 106  
FARMINGTON HILLS, MI 48336

EXIT STRATEGY MAY 13 LLC  
200 S BISCAYNE BLVD  
MIAMI, FL 33131

Respondent(s) \_\_\_\_\_

Location of Violation: 2117 NW 1ST ST(2260-168-006

Case Number: CE25-0911

Officer Assigned: Stephani Smith

Required Compliance Date: 10/28/2025

Public Hearing Date & Time: 10/29/2025 10:30

Violation(s) and How to Abate:

SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR  
UNSANITARY MATTER  
Please cut and clear all overgrowth throughout the property (such as tall grass, tall weeds,  
etc).

Office Report

8/25/25, 10:49 AM  
City of Ocala  
Code Enforcement Division



**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: CE25-0911**

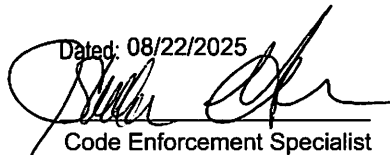
**AFFIDAVIT OF POSTING  
Section 2-446 (b) 2 (b)**

**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 08/22/2025 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.**

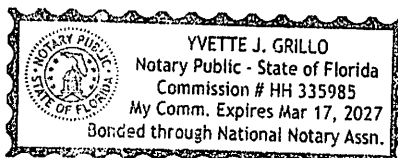
Dated: 08/22/2025  
  
Code Enforcement Specialist

**STATE OF FLORIDA  
MARION COUNTY**

SWORN TO (or affirmed) before me: 08/22/2025 by Yvette Grillo  
is personally known to me.

Code Enforcement Specialist, City of Ocala, who

  
Notary Public, State of Florida







8/21/25, 10:20 AM  
City of Ocala  
Code Enforcement Division