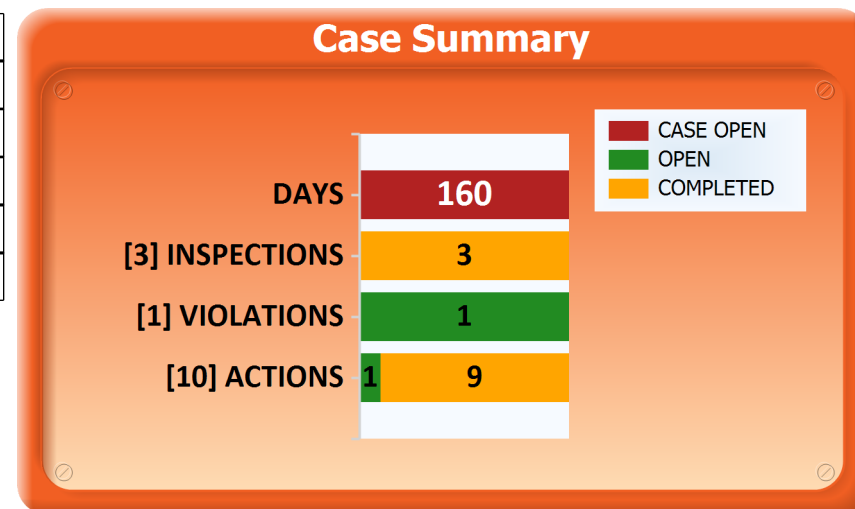


Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0911

Description: PROPERTY OVERGROWN			Status: NON COMP HEARING
Type: GENERAL VIOLATION		Subtype: OVERGROWTH	
Opened: 8/20/2025	Closed:	Last Action: 1/28/2026	Flw Up: 11/21/2025
Site Address: 2117 NW 1ST ST OCALA, FL 34475			
Site APN: 2260-168-006		Officer: STEPHANI SMITH	
Details:			



ADDITIONAL SITES

LINKED CASES

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			

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						

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

VIOLATIONS						
VIOLATION TYPE	USER NAME	OBSERVED DATE	CORRECTED DATE	LOCATION	REMARKS	NOTES
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).

INSPECTIONS						
INSPECTION TYPE	INSPECTOR	SCHEDULED DATE	COMPLETED DATE	RESULT	REMARKS	NOTES
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.

HEARING INSPECTION	SMS	10/28/2025	10/28/2025	NON COMPLIANT		On 10/28/2025, I have re-inspected the property in reference to a hearing inspection. I have observed that the overgrowth still remains at the property. View attachment.
COMPLIANCE	SMS	11/21/2025	11/21/2025	NON COMPLIANT		MASSEY INSPECTION On 11/21/2025, I have re-inspected the property in reference to a massey inspection. I have observed that the overgrowth remains, and prosecution costs of \$251.94 remains unpaid. View attachment. Affidavit of Non-Compliance submitted to Admin.

CHRONOLOGY				
CHRONOLOGY TYPE	STAFF NAME	ACTION DATE	COMPLETION DATE	NOTES
COMPLAINT RECEIVED	SHANEKA GREENE	8/20/2025	8/20/2025	GLORIA CALLED STATED PROPERTY IS OVERGROWN
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
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
OFFICER POSTING	STEPHANI SMITH	8/25/2025	8/25/2025	NOVPH READY FOR POSTING

OFFICER POSTING	STEPHANI SMITH	8/25/2025	8/25/2025	On 08/25/2025, I have posted the NOVPH directly onto the property. View attachments. Signed affidavit of posting provided to Admin.
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>
HEARING SPECIAL MAGISTRATE	YVETTE J GRILLO	10/29/2025	10/30/2025	NEW BUSINESS

CERTIFIED MAIL	YVETTE J GRILLO	10/31/2025	10/31/2025	<div> FOF 91 7199 9991 7039 7936 9412 EXIT STRATEGY MAY 13 LLC BRUCE BERNDT (REFISTERED AGENT) 25882 ORCHARD LAKE RD STE 106 FARMINGTON HILLS, MI. 48336 </div> <div> 91 7199 9991 7039 7936 9504 EXIT STRATEGY MAY 13 LLC 200 S BISCAYNE BLVD MIAMI, FL. 33131 </div>
OFFICER POSTING	STEPHANI SMITH	11/3/2025	11/3/2025	<div> FOF FINAL ADMINISTRATIVE ORDER POSTED TO PROPERTY. </div>
MASSEY	YVETTE J GRILLO	1/28/2026		

**BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

THE CITY OF OCALA

Petitioner,

vs.

EXIT STRATEGY MAY 13 LLC

200 S. BISCAYNE BLVD

MIAMI, FL 33131

Respondents

CASE NO: CE25-0911



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO

DATE: 11/06/2025 03:12:49 PM

FILE #: 2025148475 OR BK 8755 PGS 961-963

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 Special Magistrate on October 29th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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 August 21st, 2025, and October 28th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**.

II. CONCLUSION OF LAW:

- A. The Respondent(s), **EXIT STRATEGY MAY 13 LLC**, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, **SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER**, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s): 34-95 as a Repeat Violator and order to:

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.

(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.

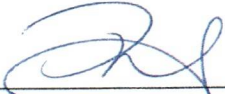
(c) Upon abatement of any violations of section 34-95 by the City, a \$100.00 service fee shall be applied pursuant to section 34-92(c)(2) of the City of Ocala Code of Ordinances.

2.) Pay the cost of prosecution of \$251.94 by November 20th, 2025

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

DONE AND ORDERED; this 31ST day of October 2025.

MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, FLORIDA



Ryan C. Fong, Special Magistrate
Municipal Code Enforcement Special Magistrate

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, 200 S. BISCAYNE BLVD, MIAMI, FL 33131 AND EXIT STRATEGY MAY 13 LLC, BRUCE BERNDT, (REGISTERED AGENT), 25882 ORCHARD LAKE RD, STE 106, FARMINGTON HILLS, MI. 48336, this 31 day of October 2025.



Yvette Grillo, Secretary
Municipal Code Enforcement Special Magistrate

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 SPECIAL MAGISTRATE IS TO BE HELD ON JANUARY 28TH, 2026, AT 10:30 AM, 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 SPECIAL MAGISTRATE 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 SPECIAL MAGISTRATE.

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 SPECIAL MAGISTRATE, EVEN IF THE REPEAT VIOLATION HAS BEEN CORRECTED PRIOR TO THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE 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.



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

DEPUTY CITY CLERK

**CITY OF OCALA
GROWTH MANAGEMENT DEPARTMENT
CODE ENFORCEMENT DIVISION
ENVIRONMENTAL ENFORCEMENT DIVISION
201 SE 3rd STREET (2nd 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 11/03/2025 post the Final Administrative Order to the property, located at 2117 NW 1ST ST, 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.

Dated: 11/03/2025

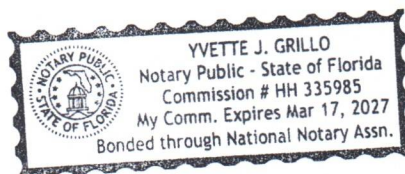
Code Inspector

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 11/03/2025 by Yvette Grillo
is personally known to me.

Code Specialist, City of Ocala, who


Notary Public, State of Florida





**CODE
ENFORCEMENT
352-629-8309**

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



BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

CASE NO. CE25-0911

THE CITY OF OCALA
Petitioner:

vs.

EAT STRATEGY MAY 13 LLC
200 S. BISCAYNE BLVD.
MIAMI, FL 33131
Respondent:

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on October 20th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate having heard testimony under oath, received evidence, considered stipulations, and heard argument, thereupon issues its Final Administrative Order. Findings of Fact, Conclusions of Law, and Notice of Hearing or Compliance, and Issuance of Fines as follows:

I. FINDINGS OF FACT:

A. The Respondent(s), EAT STRATEGY MAY 13 LLC, owner(s) in charge of the property located at 200 S. BISCAYNE BLVD. (2117 NW 11th ST, Ocala, Florida) located in the Public Records of Marion County, Florida.

B. That on and between August 21st, 2025, and October 20th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-45 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNDESIRABLE OR UNLAWFUL MATTER.

II. CONCLUSION OF LAW:

A. The Respondent(s), EAT STRATEGY MAY 13 LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-45 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNDESIRABLE OR UNLAWFUL MATTER, in that the Respondent(s) have failed to remove the weeds(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Title 34, Sections 34-43 and 34-44.

III. ORDER:

A. Find the Respondent(s) guilty of violating city code section(s), 34-45 as a Repeat Violator and order to:

1. (a) Pay a fine of \$250 per day beginning the day the repeat violation of 34-45 was discovered to exist, being August 21st, 2025, and continuing every day thereafter until an order of section 34-45 has been taken pursuant to Subsection (b) of this order.

(b) Cut and clear the property grounds fully and properly removing any weeds, undergrowth, tree stumps and stumps or unsightly items by 1:00pm on Thursday, November 20th, 2025. If the Respondent(s) fail to comply by 1:00pm on Thursday, November 20th, 2025, then shall be an additional fine of \$250 per day that shall run concurrent to the fine 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 weeds(s) into compliance, to include cutting and clearing the property grounds, fully and properly removing any weeds, undergrowth, tree stumps, and stumps or unsightly items.

(c) Upon abatement of any violation of section 34-45 by the City, a \$100.00 service fee shall be applied pursuant to section 34-43(b)(2) of the City of Ocala Code of Ordinances.

2. (a) Pay the cost of prosecution of \$251.94 by November 20th, 2025.

Page 1 of 3

11/3/25, 9:09 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**

**BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA**

CASE NO: CE25-0911

THE CITY OF OCALA
Petitioner,

vs

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

FINAL ADMINISTRATIVE ORDER

THIS CAUSE, came for public hearing before the Municipal Code Enforcement Special Magistrate on October 29th, 2025, after due notice to the Respondent(s), and the Municipal Code Enforcement Special Magistrate 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 August 21st, 2025, and October 28th, 2025, the property, as described above, was in violation of the City of Ocala Code of Ordinances, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER.

II. CONCLUSION OF LAW:

- A. The Respondent(s), EXIT STRATEGY MAY 13 LLC, by reason of the foregoing are in violation of the Code of Ordinances of the City of Ocala, SECTION 34-95 WEEDS ACCUMULATIONS OF TRASH OR OTHER UNSIGHTLY OR UNSANITARY MATTER, in that the Respondent(s) have failed to remedy the violation(s) and is subject to the provisions of the Code of Ordinances of the City of Ocala, Florida, Sections 2-426 and 2-443.

III. ORDER:

- A. Find the Respondent(s) guilty of violating city code section(s) 34-95 as a Repeat Violator and order to:
- 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.
- (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.
- (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.
- 2.) Pay the cost of prosecution of \$251.94 by November 20th, 2025

11/3/25, 9:08 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: CE25-0911

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 10/31/2025 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.

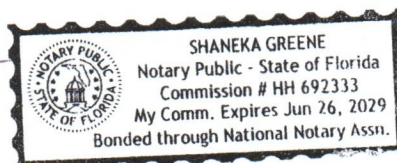
Dated: 10/31/2025


Code Specialist I

**STATE OF FLORIDA
MARION COUNTY**

SWORN TO (or affirmed) before me: 10/31/2025 by Shaneka Greene Code Specialist, City of Ocala, who is personally known to me.


Notary Public, State of Florida





**CITY OF OCALA
CODE ENFORCEMENT DIVISION**

201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

FOF-0911

CERTIFIED MAIL



91 7199 9991 7039 7936 9504

FIRST-CLASS



US POSTAGE PAID PITNEY BOWES



ZIP 34471 \$ 008.86⁰
02 7W
0008039548 NOV 03 2025

ISA-1
SUITE ?

VS.

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

Respondents

NIXIE

326 DE 1

0011/09/25

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 34471217299

*0924-09164-04-43

33131217299





CITY OF OCALA
CODE COMPLIANCE DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

FOR 0911



91 7199 9991 7039 7936 9412

FIRST-CLASS



US POSTAGESM PITNEY BOWES



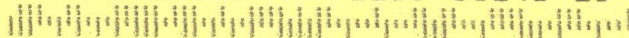
ZIP 34471 \$ 008.86⁰
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Exit Strategy May 13 LLC
Bruce T. NIXIE
25882
Farmingdale, NY 11737

UN NIXIE 482 CE 1 2211/20/25

RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD

BC: 34471217299 *1190-06142-13-20



BEFORE THE MUNICIPAL CODE ENFORCEMENT SPECIAL MAGISTRATE
OCALA, MARION COUNTY, FLORIDA

CITY OF OCALA
Petitioner,

Vs.

CASE NO: CE25-0911

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

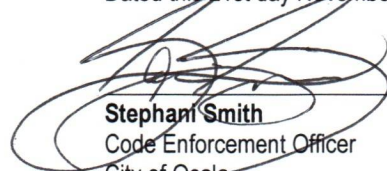
1. That on 10/29/2025 the Municipal Code Enforcement Special Magistrate held a public hearing and issued its Order in the above styled matter.
2. That Respondent was to have taken certain corrective action on or before 11/21/2025.
3. That a re-inspection was performed on 11/21/2025.
4. That the below listed corrective action(s) ordered by the Municipal Code Enforcement Board have not been taken:

Abatement of violations as ordered; Section(s) 34-95

5. The prosecution costs of \$251.94 have not been paid.

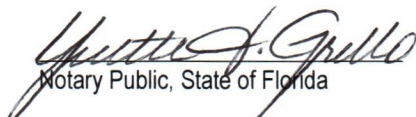
FURTHER, AFFIANT SAYETH NOT.

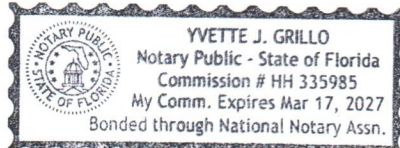
Dated this 21st day November 2025


Stephani Smith
Code Enforcement Officer
City of Ocala

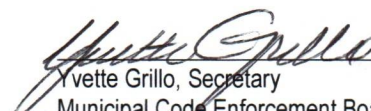
STATE OF FLORIDA
COUNTY OF MARION

The foregoing Affidavit of Non-compliance was acknowledged before me by Stephani Smith 21 day of November 2025, who is personally known to me, and who did take an oath.


Notary Public, State of Florida



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 21 day of November 2025.


Yvette Grillo, Secretary
Municipal Code Enforcement Board
Ocala, Florida



CITY OF OCALA
CODE ENFORCEMENT DIVISION
201 SE 3rd STREET, 2nd FLOOR
OCALA, FLORIDA 34471

AFF NON COMP-0911

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

Respondent. /

JACKSONVILLE RPDC 320

26 NOV 2025AM 1 L

FIRST-CLASS



US POSTAGESM PITNEY BOWES



ZIP 34471

02 7W

\$ 000.74⁰

0008039548 NOV 24, 2025

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326 DE 1

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RETURN TO SENDER

VACANT

UNABLE TO FORWARD

BC: 34471218701

*1639-04335-26-21



VAC

33131471218701



11/21/25, 9:41 AM
City of Ocala
Code Enforcement Division