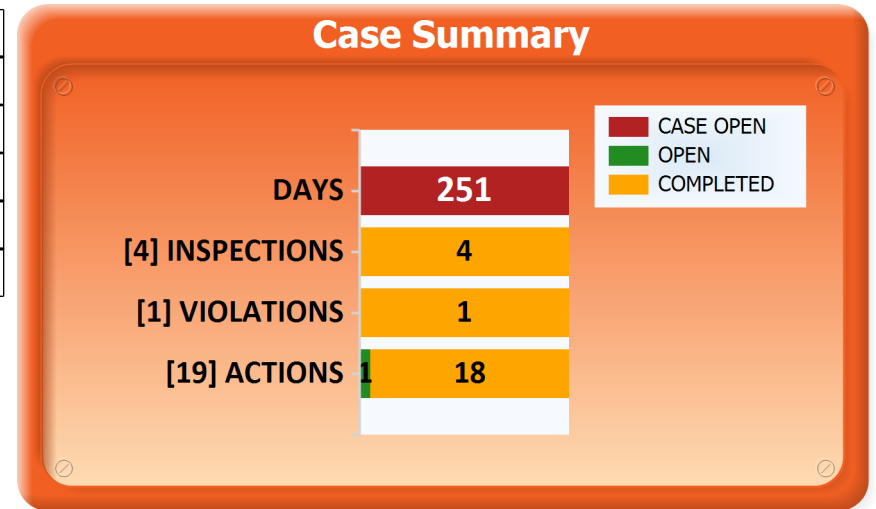


OCALA Case Details - No Attachments

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: 4/29/2026	Flw Up: 2/26/2026
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						

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0911

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						
CITY ABATES	001-359-000-000-06-35960	0	\$100.00	\$0.00						
Total Paid for CITY ABATES:			\$100.00	\$0.00						
COSTS FOR CLEANUPS OR DEMOLITIONS	001-359-000-000-06-35960	0	\$410.00	\$0.00						
Total Paid for COSTS FOR CLEANUPS OR DEMOLITIONS:			\$410.00	\$0.00						
\$250 FINE PER DAY	001-359-000-000-06-35960	92	\$23,000.00	\$0.00						
\$500 FINE PER DAY	001-359-000-000-06-35960	97	\$48,500.00	\$0.00						
Total Paid for DAILY FINES:			\$71,500.00	\$0.00						
TOTALS:			\$72,261.94	\$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	2/26/2026		**REPEAT VIOLATOR**	Please cut and clear all overgrowth throughout the property (such as tall grass, tall weeds, etc).

INSPECTIONS

OCALA Case Details - No Attachments

City of Ocala

Case Number
CE25-0911

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.
COMPLIANCE	JLB	2/26/2026	2/26/2026	COMPLETED		CUT AND CLEAN I conducted a compliance inspection after assigned city vendor cut and cleaned the property. I observed the property had been brought in compliance (involuntarily). Photo attached. Fines and fee unpaid. Affidavit of non-compliance completed.

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

Case Details - No Attachments

City of Ocala

Case Number
CE25-0911

<p>CERTIFIED MAIL</p>	<p>SHANEKA GREENE</p>	<p>8/22/2025</p>	<p>8/22/2025</p>	<p>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</p> <p>9489 0090 0027 6697 0038 32 EXIT STRATEGY MAY 13 LLC 200 S BISCAYNE BLVD MIAMI, FL. 33131</p>
<p>PREPARE NOTICE</p>	<p>SHANEKA GREENE</p>	<p>8/22/2025</p>	<p>8/22/2025</p>	<p>NOVPH X 1 **REPEAT VIOLATOR**</p> <p>EXIT STRATEGY MAY 13 LLC 25882 ORCHARD LAKE RD STE 106 FARMINGTON HILLS MI 48336</p>
<p>OFFICER POSTING</p>	<p>STEPHANI SMITH</p>	<p>8/25/2025</p>	<p>8/25/2025</p>	<p>NOVPH READY FOR POSTING</p> <p>On 08/25/2025, I have posted the NOVPH directly onto the property. View attachments. Signed affidavit of posting provided to Admin.</p>

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

Ocala Case Details - No Attachments

City of Ocala

Case Number
CE25-0911

CERTIFIED MAIL	YVETTE J GRILLO	10/31/2025	10/31/2025	<p>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</p> <p>91 7199 9991 7039 7936 9504 EXIT STRATEGY MAY 13 LLC 200 S BISCAYNE BLVD MIAMI, FL. 33131</p>
OFFICER POSTING	STEPHANI SMITH	11/3/2025	11/3/2025	<p>FOF FINAL ADMINISTRATIVE ORDER POSTED TO PROPERTY.</p>
MASSEY	YVETTE J GRILLO	1/28/2026	1/29/2026	
CLEAN-UP	SHANEKA GREENE	2/17/2026	2/17/2026	CUT AND CLEAN REQUEST SENT TO NATIVE TREE
ADMIN POSTING	SHANEKA GREENE	3/13/2026	3/13/2026	NON-COMP HEARING NOTICE
CERTIFIED MAIL	SHANEKA GREENE	3/13/2026	3/13/2026	<p>NON-COMP HEARING NOTICE MAILED 9489 0090 0027 6697 0471 40 EXIT STRATEGY MAY 13 LLC 200 S BISCAYNE BLVD MIAMI FL 33131</p>
OFFICER POSTING	JENNIPHER L BULLER	3/16/2026	3/16/2026	<p>NOTICE NON-COMP HEARING READY FOR POSTING Posted.</p>
MASSEY	YVETTE J GRILLO	3/25/2026	3/27/2026	<p>MASSEY FOR LIEN WAS NEVER PLACED ON THE AGENDA FOR MASSEY FOR SPECIAL MAGISTRATE. NEEDS ANOTHER NOTICE OF NON-COMP HEARING FOR ANOTHER MASSEY HEARING</p>
ADMIN POSTING	SHANEKA GREENE	4/16/2026	4/16/2026	NON COMP HEARING NOTICE

Case Details - No Attachments

City of Ocala

Case Number
CE25-0911

CERTIFIED MAIL	SHANEKA GREENE	4/16/2026	4/16/2026	NON COMP HEARING NOTICE MAILED 9489 0090 0027 6697 0475 84 EXIT STRATEGY MAY 13 LLC 200 S BISCAYNE BLVD MIAMI FL 33131
FIELD POSTING	JENNIPHER L BULLER	4/17/2026	4/17/2026	NON COMP HEARING NOTICE Posted.
MASSEY	SHANEKA GREENE	4/29/2026		MASSEY FOR LIEN PROPERTY VALUE: \$11,220 HARD COSTS: \$761.94 TOTAL FINES: \$71,500 REDUCED TO 10% = \$7,150.00 \$761.94 + \$7,150.00 = TOTAL LIEN: \$7,911.34

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 4/16/2026

Case No: CE25-0911

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

Pursuant to the City of Ocala Code of Ordinances, Section 2-441(b), Stephani Smith, Code Enforcement Inspector, for the City of Ocala, under oath, makes claim that the property described as, **2117 NW 1ST ST, Ocala, Florida, 2260-168-006**, Legal Description **SEC 13 TWP 15 RGE 21 PLAT BOOK A PAGE 054 WEST END OCALA BLK 168 LOTS 6.8**, is in violation of the Code of Ordinances, City of Ocala, Florida.

VIOLATION(S):

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

A VIOLATION OF LOCAL CODES INVOLVING YOU OR YOUR PROPERTY, OR BOTH YOU AND YOUR PROPERTY, WITHIN THE CITY OF OCALA, MARION COUNTY, FLORIDA, HAS BEEN CITED.

You are hereby notified that on **4/29/2026** in the **City Council Chamber, City Hall, of the City of Ocala, 110 SE Watula Avenue, at 10:30AM**, in accordance with the City of Ocala Code of Ordinances, Section 2-441(b), a hearing will be held before the Code Enforcement Special Magistrate of the City of Ocala, to determine whether you have violated one or more provisions of the City of Ocala Code of Ordinances.

THE CODE ENFORCEMENT SPECIAL MAGISTRATE HAS THE AUTHORITY TO LEVY FINES UP TO \$250.00 PER DAY FOR A FIRST VIOLATION AND UP TO \$500.00 PER DAY FOR A REPEAT VIOLATION, AND TO LEVY A LIEN ON THE REAL AND PERSONAL PROPERTY OF THE PERSON.

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 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 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Municipal Code Enforcement Special Magistrate even if the violation has

been corrected prior to the board hearing. If a repeat violation is found, the Code Enforcement Officer 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 Code Enforcement Special Magistrate even if the repeat violation has been corrected prior to the board hearing. PLEASE GOVERN YOURSELF ACCORDINGLY.

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 AT (352) 629-8309 TO MAKE SPECIAL ARRANGEMENTS.

Signed this 16TH day of April 2026

Shaneka Greene

Shaneka Greene
Secretary, Code Enforcement Special Magistrate

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

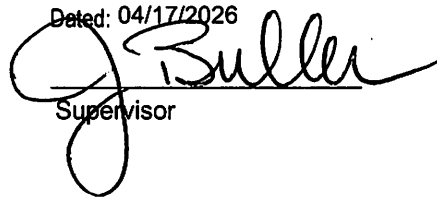
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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


1. I did on 04/17/2026 post the Notice of Non-Compliance 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.

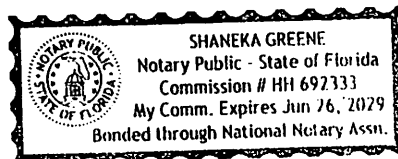
FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/17/2026

Supervisor

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/17/2026 by Jennifer Buller, City of Ocala, who is personally known to me.


Notary Public, State of Florida





OCALA
CITY OF OCALA
417-239-2000

City of Ocala
Code Enforcement Division
4/17/2026 12:17 PM



CODE ENFORCEMENT
29-8309
REMOVE THIS
WITHOUT APPROVAL
THE CITY CODE
ENFORCEMENT DIVISION

OCALA

been corrected prior to the hearing but is not required to be corrected prior to the hearing.

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

**NOTICE OF NON-COMPLIANCE HEARING
FOR SUBSEQUENT ORDER IMPOSING FINE(S)**

Date: 4/16/2026

Case No: CE25-0911

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

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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 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 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. The burden shall rest upon the owner to request a re-inspection by the Code Enforcement Officer to determine whether the property has been brought into compliance. Please understand that this hearing will take place as scheduled unless you receive notification from the City of Ocala, stating that voluntary compliance is satisfied, and the hearing has been cancelled.

If the violation is corrected and then reoccurs, or if the violation is not corrected, the case may be presented to the Municipal Code Enforcement Special Magistrate even if the violation has

City of Ocala
Code Enforcement Division
4/17/2026 12:17 PM

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

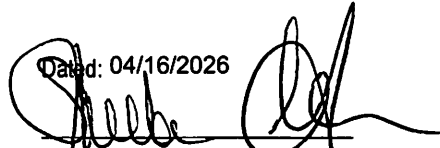
AFFIDAVIT OF POSTING
Section 2-446 (b) 2 (b)

STATE OF FLORIDA
COUNTY OF MARION

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


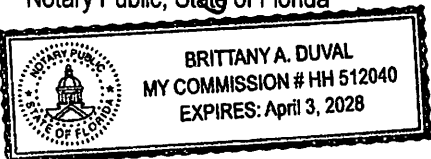
1. I did on 04/16/2026 post the Notice of Non-Compliance Hearing to Ocala City Hall, located at 110 SE Watula Avenue Ocala, FL.
2. This Affidavit is provided pursuant to Section 2-446(b) 2(b), Code of Ordinances of the City of Ocala.

FURTHER, AFFIANT SAYETH NAUGHT.

Dated: 04/16/2026

Code Specialist I

STATE OF FLORIDA
MARION COUNTY

SWORN TO (or affirmed) before me: 04/16/2026 by Brittany Duval, City of Ocala, who is personally known to me.


Notary Public, State of Florida


**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

CE25-0911



Native Tree of Central Florida, Inc.
7098 SE 12th Cir
Ocala, FL 34480

Invoice #64
Date: 02/21/2026
From: David Accursio

Invoice For

City of Ocala Code Enforcement
201 SE 3rd St., 2nd Floor
Ocala, Florida 34471

main: (352) 629-8309
codeenforcement@ocalafl.gov

Location

2117 NW 1st St
Ocala, FL 34475

2117 NW 1ST ST / 2260-168-006

Terms
Due on receipt

ITEM DESCRIPTION	QUANTITY	UNIT PRICE	AMOUNT
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Code Enforcement Cut and Clear - Less than 1/4 Acre property Cut and Clear of less than 1/4 Acre property (.18 acres)	1	\$ 410.00	\$ 410.00
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Contract # GRM/250349A

Property Address: 2117 NW 1ST ST

Parcel #: 2260-168-006

Client Notes

Please remit payment via check to "Native Tree of Central Florida, Inc." Case# CE25-0911

Contract # GRM/250349A

Vendor# 8457

Property Address: 2117 NW 1ST ST

Contract# 250349

Parcel #: 2260-168-006

Acct# 103-016-711-524-52-46020

All balances not paid by the due date are subject to late fees. Please mail checks to the above address. Please use the contact information below for inquiries about this invoice.

SUBTOTAL	\$ 410.00
SALES TAX	\$ 0.00
INVOICE TOTAL	\$ 410.00

DUE DATE 02/21/2026

OK TO PAY
D.A. of 5706





Native Tree of Central Florida, Inc.
7098 SE 12th Cir
Ocala, FL 34480

Invoice #64
Date: 02/21/2026
From: David Accursio

Assigned to

David Accursio
sales@nativetreecf.com

Sales Keps

David Accursio
sales@nativetreecf.com

Photos





8/21/25, 10:19 AM
City of Ocala
Code Enforcement Division