



WILTON MANORS POLICE DEPARTMENT



Life's Just Better Here

2020 WILTON DRIVE WILTON MANORS • NON-EMERGENCY DISPATCH 954-764-4357 (HELP) • INFORMATION 954-390-2150

CODE COMPLIANCE UNIT

Special Magistrate Hearing
01/07/2026 9:00 AM

"AGENDA"

New Cases

1.	CASE# 24-003067	CASE OPEN DATE 11/18/2024	CCO: Kim Holinko
Property in Violation:	90 NE 21 CT WILTON MANORS FL 33305	NOTES: LIEN REDUCTION REQUEST: The subject property was determined to be "in compliance" of the violation(s) on May 29, 2025, and "non-compliant" for 52 days x's \$250.00 = \$13,000.00. Total Lien Amount: \$13,000.00 Total Estimated Staff Costs\$936.00	
Violation(s):	1. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance 2. Sec. 13-4 (d)(1-5)(a-b) - Fences, walls and hedges, Fences, walls and hedges 3. Sec. 13-5(a-j). - Landscape maintenance. , Landscape maintenance (overgrowth and all other)		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
AGC 21ST CT INC			
1099 S SALEM DR			
SCHAUMBURG IL 60193			
2.	CASE# 25-000650	CASE OPEN DATE 03/04/2025	CCO: Kim Holinko
Property in Violation:	1464 NE 24 Street WILTON MANORS FL 333051314	NOTES: LIEN REDUCTION REQUEST: The subject property was determined to be "in compliance" of the violation(s) on October 2, 2025, and "non-compliant" for 30 days x's \$250.00 = \$7,500.00. Total Lien Amount: \$7,500.00 Total Estimated Staff Costs\$711.00	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
HAAG LLC			
85 NEIPSIC RD			
Glastonbury CT 06033			
3.	CASE# 25-000734	CASE OPEN DATE 03/11/2025	CCO: Kim Holinko
Property in Violation:	2409 NE 7 Avenue WILTON MANORS FL 333051209 VRL	NOTES: LIEN REDUCTION REQUEST: The subject property was determined to be "in compliance" of the violation(s) on September 19, 2025, and "non-compliant" for 17 days x's \$250.00 = \$4,250.00. Total Lien Amount: \$4,250.00 Total Estimated Staff Costs\$936.00	
Violation(s):	1. Sec. 10-1. - Required. , Local Business Tax Receipts 2. Sec. 10-11. - Display upon request; posting Posting of license required. , Posting of license required. 3. Sec. 10-116(1)(a). - Vacation rental standards. , Pool, spa, hot tub safety/Gates		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
WEXLER, LARRY			
2633 NE 14 AVE #102			
WILTON MANORS GA 33334			

4.	CASE# 25-002841	CASE OPEN DATE 09/22/2025	CCO: Nadia Taylor-Wellington
Property in Violation:	12-18 East OAKLAND PARK Boulevard WILTON MANORS FL 33334	<u>NOTES:</u>	
Violation(s):	1. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance 2. Sec. 13-4 (b)(13) - Swales/right-of-way., Swales/right-of-way. 3. Sec. 13-5(a-j). - Landscape maintenance. , Landscape maintenance (overgrowth and all other)		
<u>Property Owner: Address</u>			
JPM OAKLAND LLC PO BOX 80003 AVENTURA FL 33280			
5.	CASE# 25-003317	CASE OPEN DATE 11/02/2025	CCO: Maria Roque
Property in Violation:	801 NW 30 ST WILTON MANORS FL 333112437	<u>NOTES:</u>	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit		
<u>Property Owner: Address</u>			
TAYLOR, KYLIE 801 NW 30TH ST WILTON MANORS FL 33311			
6.	CASE# 25-003449	CASE OPEN DATE 11/17/2025	CCO: Maria Roque
Property in Violation:	2216 NW 4 AVE WILTON MANORS FL 33311	<u>NOTES:</u>	
Violation(s):	1. Sec. 10-72. - Annual inspection and licensing of properties with residential rental units. , Annual inspection and licensing of		
<u>Property Owner: Address</u>			
LONDONO GRISALES, ANDRES 2216 NW 4 AVE WILTON MANORS FL 33311			
7.	CASE# 25-003453	CASE OPEN DATE 11/17/2025	CCO: Nadia Taylor-Wellington
Property in Violation:	2520 N ANDREWS Avenue WILTON MANORS FL 33305	<u>NOTES:</u>	
Violation(s):	1. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance		
<u>Property Owner: Address</u>			
RAM ANDREWS LLC 4156 NW 21 AVE OAKLAND PARK FL 33309			
8.	CASE# 25-003469	CASE OPEN DATE 11/19/2025	CCO: Levingstone Ennis
Property in Violation:	2132 NE 25 Street WILTON MANORS FL 333051530	<u>NOTES:</u>	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit		
<u>Property Owner: Address</u>			
FULLER,SCOTT & CAROLYN C 2132 NE 25 ST WILTON MANORS FL 33305			

9.	CASE# 25-003470	CASE OPEN DATE 11/19/2025	CCO: Maria Roque
Property in Violation:	50-100 West OAKLAND PARK Boulevard	<u>NOTES:</u>	
	WILTON MANORS FL 333112522		
	Publix Shopping Center		
Violation(s):	1. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance	<u>Verdict/ Final Report</u>	
<u>Property Owner: Address</u>			
CENTRAL SHOPPING CENTER LLC			
11 NE 24 AVE APT 228			
POMPANO BEACH FL 33062			
10.	CASE# 25-003498	CASE OPEN DATE 11/21/2025	CCO: Levingstone Ennis
Property in Violation:	2333 NE 19 Avenue	<u>NOTES:</u>	
	WILTON MANORS FL 333051505		
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit	<u>Verdict/ Final Report</u>	
<u>Property Owner: Address</u>			
QUICKER FLIPS LLC			
1200 BRICKELL AVE STE 1950			
MIAMI FL 33131			
11.	CASE# 25-003515	CASE OPEN DATE 11/24/2025	CCO: Maria Roque
Property in Violation:	2605 N ANDREWS Avenue	<u>NOTES:</u>	
	WILTON MANORS FL 33311		
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit	<u>Verdict/ Final Report</u>	
<u>Property Owner: Address</u>			
2605 PROPERTY LLC			
6551 SW 40 ST			
MIAMI FL 33155			
12.	CASE# 25-003526	CASE OPEN DATE 11/24/2025	CCO: Maria Roque
Property in Violation:	2833 NW 9 Terrace	<u>NOTES:</u>	
	WILTON MANORS FL 333112303		
Violation(s):	1. Sec. 11-8. Dumping garbage and trash., Dumping garbage and trash. 2. Sec. 4-5 Feeding of wild animals prohibited, Feeding of wild animals prohibited	<u>Verdict/ Final Report</u>	
<u>Property Owner: Address</u>			
ARGYLE, DOUGLAS N JR			
2833 NW 9 TER			
WILTON MANORS FL 33311			
13.	CASE# 25-003541	CASE OPEN DATE 11/26/2025	CCO: Maria Roque
Property in Violation:	2449 NE 13 AVE	<u>NOTES:</u>	
	WILTON MANORS FL 33305		
	La Mexican Taco Bar		
Violation(s):	1. Sec. 21-3(1) Noise - Disturbance, Noise - Disturbance 2. Sec. 21-3(2) Noise - Amplified sound, Amplified sound	<u>Verdict/ Final Report</u>	
<u>Property Owner: Address</u>			
KAPLAN WILTON MANORS LLC			
2980 NE 207 ST STE 302			
MIAMI FL 33180			

14.	CASE# 25-003575	CASE OPEN DATE 12/02/2025	CCO: Nadia Taylor-Wellington
Property in Violation:	2932 N ANDREWS Avenue	NOTES:	
	WILTON MANORS FL 33334		
Violation(s):	1. Sec. 10-1. - Required. , Local Business Tax Receipts		
	2. Sec. 10-11. - Display upon request; posting Posting of license required. , Posting of license required.		
	3. Sec. 020-090 (C)(2) Prohibited Outdoor Storage, Outdoor Storage		
	4. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance		
	Property Owner: Address	Verdict/ Final Report	
	2916 INVESTMENTS LLC		
	997 E OAKLAND PARK BLVD		
	OAKLAND PARK FL 33334		
15.	CASE# 25-003701	CASE OPEN DATE 12/15/2025	CCO: Abel Alberro
Property in Violation:	2604-2647 North ANDREWS Avenue	NOTES:	
	WILTON MANORS FL 33311		
	Wilton Pointe Apartments LLC		
Violation(s):	1. 116.1, General		
	2. Sec. 13-4 (c)(1-4) - Hazardous/unsanitary conditions/unsafe property, Hazardous/unsanitary conditions/unsafe property		
	Property Owner: Address	Verdict/ Final Report	
	WILTON POINTE APARTMENTS LLC		
	102 NE 2 ST #922		
	BOCA RATON FL 33432		

Certifications and Continuances

16.	CASE# 24-002014	CASE OPEN DATE 07/29/2024	CCO: Nadia Taylor-Wellington
Property in Violation:	1901 North ANDREWS Avenue 106	NOTES: 9/3/25 IN VIOLATION. GIVEN UNTIL 12/2/25 OR \$250 PER DAY FINES. \$225 ADMIN FEE DUE BY 10/4/25. FINES TO BE CERTIFIED 1/7/26.	
	WILTON MANORS FL 33311		
Violation(s):	1. Sec. 5-59 MHS-Unsafe Dwellings (Broward County Code), Unsafe Dwellings		
	2. Sec. 5-58 (E) MHS- General Requirements (Broward County Code), Minimum Standards - General Requirements		
	Property Owner: Address	Verdict/ Final Report	
	MALONEY,MARK PENA,,JORGE		
	1901 N ANDREWS AVE #106		
	WILTON MANORS FL 33311		

17.	CASE# 24-002336	CASE OPEN DATE 08/27/2024	CCO: Kim Holinko
Property in Violation:	2300 NE 6 Avenue WILTON MANORS FL 33305	NOTES: 1/8/25 CONTINUED TO 6/4/25 CONTINUED TO NOVEMBER 5, 2025 (KH) 11/5/25 CONTINUED TO 12/3/25. 12/3/25 CONTINUED TO 1/7/26	
Violation(s):	1. Sec. 045-110(E)(1) Enclosure Requirements, Dumpster Enclosure Requirements 2. Sec. 045-110(E)(8) Maintenance, Enclosure requirements - Maintenance 3. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance 4. Sec. 13-4 (a)(2) - Roofs and gutters, Roofs and gutters 5. Sec. 13-4 (b)(2) - Ground surface hazards., Ground surface hazards. 6. Sec. 13-4 (b)(5) - Parking areas - Potholes, Parking areas - Potholes 7. Sec. 13-4 (b)(9) - Striping., Striping. 8. Sec. 13-5(a-j). - Landscape maintenance. , Landscape maintenance (overgrowth and all other) 9. Sec. 19-22. - Parking or storage of abandoned or inoperative vehicles or trailers., Abandoned or inoperative vehicles or trailer 10. Sec. 030-060(A-L). Off-street parking requirements, Off-street parking requirements		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
QUISENBERRY,ROGER F		◆	
5421 S FLAGLER DR			
WEST PALM BEACH FL 33405			
18.	CASE# 25-001895	CASE OPEN DATE 06/17/2025	CCO: Nadia Taylor- Wellington
Property in Violation:	2425 WILTON Drive WILTON MANORS FL 33334	NOTES: 9/3/25 IN VIOLATION. GIVEN UNTIL 12/15/25 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 10/4/25. FINES TO BE CERTIFIED 1/7/26.	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
VNR TRADE & MARKETING INC		◆	
2425 WILTON DR			
WILTON MANORS FL 33334			
19.	CASE# 25-001961	CASE OPEN DATE 06/23/2025	CCO: Nadia Taylor- Wellington
Property in Violation:	324 NE 28 Street WILTON MANORS FL 333342032	NOTES: 9/3/25 IN VIOLATION REPEAT VIOLATOR. GIVEN UNTIL 12/1/25 TO COMPLY OR \$250 PER DAY. \$500 FINE AND \$225 ADMIN FEE TOTAL 725 DUE BY 10/4/25. FINES TO BE CERTIFIED 1/7/26.	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
SYNERGY ROI GROUP LLC		◆	
324 NE 28TH ST			
WILTON MANORS FL 33334			
20.	CASE# 25-002325	CASE OPEN DATE 07/30/2025	CCO: Maria Roque
Property in Violation:	2605 N ANDREWS AVE WILTON MANORS FL 33311	NOTES: 10/8/25 IN VIOLATION. GIVEN UNTIL 12/7/25 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 11/8/25. FINES TO BE CERTIFIED 1/7/26.	
Violation(s):	1. Sec. 10-1. - Required. , Local Business Tax Receipts 2. Sec. 10-11. - Display upon request; posting Posting of license required. , Posting of license required.		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
2605 PROPERTY LLC		◆	
6551 SW 40 ST			
MIAMI FL 33155			

21.	CASE# 25-002346	CASE OPEN DATE 07/31/2025	CCO: Levingstone Ennis
Property in Violation:	2213 NE 15th Terrace Wilton Manors FL	NOTES: 10/8/25 IN VIOLATION REPEAT VIOLATOR. \$500 FINE AND \$225 ADMIN FEE DUE BY 11/8/25. GIVEN UNTIL 12/7/25 TO COMPLY OR \$225 PER DAY. FINES TO BE CERTIFIED 1/7/26	
Violation(s):	1. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance 2. Sec. 13-24 - Dumping litter prohibited. , Dumping litter prohibited. 3. Sec. 13-4 (d)(1-5)(a-b) - Fences, walls and hedges, Fences, walls and hedges 4. Sec. 13-4 (a)(2) - Roofs and gutters, Roofs and gutters		
Property Owner: Address		Verdict/ Final Report	
MEEKS REAL ESTATE LLC		◆	
10430 LIONS PATH			
LONE TREE CO 80124			
22.	CASE# 25-002409	CASE OPEN DATE 08/06/2025	CCO: Nadia Taylor- Wellington
Property in Violation:	2732 NE 10 Terrace WILTON MANORS FL 33334	NOTES: 10/8/25 IN VIOLATION FOF. GIVEN UNTIL 11/7/25 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEES DUE BY 11/8/25. FINES TO BE CERTIFIED 1/7/26.	
Violation(s):	1. Sec. 10-110. - Registration required. , Registration required. VRL 2. Sec. 10-116(16) - Vacation rental standards. , Vehicle parked on a hard surface at VR		
Property Owner: Address		Verdict/ Final Report	
SUH, ROBIN & CHRISTINE URB TORRIMAR		◆	
8-18 PASEO DE LA ALHAMBRA			
GUAYNABO PR 00966			
23.	CASE# 25-002444	CASE OPEN DATE 08/11/2025	CCO: Nadia Taylor- Wellington
Property in Violation:	124 NE 26 Drive WILTON MANORS FL 33334	NOTES: 11/5/25 IN VIOLATION. GIVEN UNTIL 12/5/25 OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 12/5/25. FINES TO BE CERTIFIED 1/7/26.	
Violation(s):	1. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance 2. Sec. 13-4 (b)(11) - Pools/hot tubs/fountains., Pools/hot tubs/fountains. 3. Sec. 13-5(a-j). - Landscape maintenance. , Landscape maintenance (overgrowth and all other) 4. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance		
Property Owner: Address		Verdict/ Final Report	
ZUFFA, PAUL		◆	
2841 NE 14 AVE			
WILTON MANORS FL 33334			
24.	CASE# 25-002534	CASE OPEN DATE 08/21/2025	CCO: Levingstone Ennis
Property in Violation:	3061 NE 4 Avenue WILTON MANORS FL 33334	NOTES: 11/5/25 IN VIOLATION. GIVEN UNTIL 12/5/25 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 12/5/25. FINES TO BE CERTIFIED 1/7/26.	
Violation(s):	1. Sec. 10-1. - Required. , Local Business Tax Receipts 2. Sec. 10-11. - Display upon request; posting Posting of license required. , Posting of license required. 3. Sec. 13-5(a-j). - Landscape maintenance. , Landscape maintenance (overgrowth and all other) 4. Sec. 020-090 (C)(2) Prohibited Outdoor Storage, Outdoor Storage 5. Sec. 13-4 (d)(1-5)(a-b) - Fences, walls and hedges, Fences, walls and hedges 6. Sec. 13-4 (b)(5) - Parking areas - Potholes, Parking areas - Potholes 7. Sec. 19-20. - Use of swale areas., Use of swale areas. 8. Sec. 13-22 -Trash/Recycle Receptacle Placement, Trash/Recycle Receptacle Placement		
Property Owner: Address		Verdict/ Final Report	
SASSON, CHANOCH & ORA SASSON, SHARON		◆	
17410 NE 7 CT			
MIAMI FL 33162			

25.	CASE# 25-002740	CASE OPEN DATE 09/12/2025	CCO: Levingstone Ennis
Property in Violation:	2325 NE 18 Avenue WILTON MANORS FL 33305	NOTES: 11/5/25 IN VIOLATIONS. GIVEN UNTIL 12/5/25 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 12/5/25. FINES TO BE CERTIFIED 1/7/26.	
Violation(s):	1. Sec. 020-090 (C)(2) Prohibited Outdoor Storage, Outdoor Storage 2. Sec. 13-4 (d)(1-5)(a-b) - Fences, walls and hedges, Fences, walls and hedges 3. Sec. 045-060 Pools, decks and screen enclosures, Pools, decks and screen enclosures 4. Sec. 13-5(a-j). - Landscape maintenance. , Landscape maintenance (overgrowth and all other) 5. Sec. 5-24. - Storm shutters placement. , Storm shutters placement.		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
GREENE,DAVID W		◆	
570 SE 13 ST			
POMPANO BEACH FL 33060			
26.	CASE# 25-002971	CASE OPEN DATE 10/02/2025	CCO: Levingstone Ennis
Property in Violation:	2333 NE 19 Avenue WILTON MANORS FL 333051505	NOTES: 12/3/25 In Violation. Given until 12/10/25 to comply or \$250 per day. \$225 admin fee due by 1/3/26. Fines to be certified 1/7/26.	
Violation(s):	1. Sec. 13-5(a-j). - Landscape maintenance. , Landscape maintenance (overgrowth and all other) 2. Sec. 13-4 (a)(3) - Fascia/borders/decorative bands/soffits., Fascia/borders/decorative bands/soffits. 3. Sec. 13-4 (b)(2) - Ground surface hazards., Ground surface hazards. 4. Sec. 13-4 (b)(5) - Parking areas - Potholes, Parking areas - Potholes 5. Sec. 13-4 (a)(4) - Doors/windows/miscellaneous openings., Doors/windows/miscellaneous openings. 6. Sec. 13-4 (d)(8) - Any accessory structure, Any accessory structure 7. Sec. 13-4 (a)(1) - Exterior building condition, Exterior building condition		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
QUICKER FLIPS LLC		◆	
1200 BRICKELL AVE STE 1950			
MIAMI FL 33131			
27.	CASE# 25-003020	CASE OPEN DATE 10/06/2025	CCO: Abel Alberro
Property in Violation:	648 NW 30 CT WILTON MANORS FL 333111720	NOTES: 12/3/2025 continued to 1/7/2026	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit 2. Sec. 155-010. - Protection of environmentally sensitive lands, Protection of environmentally sensitive lands 3. Sec. 19-19. - General Prohibitions , General Prohibitions (sidewalk, swale, etc.)		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
SINGHAL,ROY		◆	
648 NW 30 CT			
WILTON MANORS FL 33311			
28.	CASE# 25-003202	CASE OPEN DATE 10/22/2025	CCO: Maria Roque
Property in Violation:	2736 NE 1 Terrace WILTON MANORS FL 33334	NOTES: 12/3/2025 continued to 1/7/2026	
Violation(s):	1. Sec. 10-116.(8) - Vacation rental standards., Sec. 10-116.(8) - Vacation rental standards. 2. Sec. 21-3(1) Noise - Disturbance, Noise - Disturbance 3. Sec. 21-3(2) Noise - Amplified sound, Amplified sound		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
SCHEFFEE, JEREMY		◆	
2736 NE 1 TER			
WILTON MANORS FL 33334			