



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
02/04/2026 9:00 AM

"AGENDA"

New Cases

1.	CASE# 24-002881	CASE OPEN DATE 10/28/2024	CCO: Abel Alberro
Property in Violation:	2500 WILTON Drive WILTON MANORS FL 33305	NOTES: LIEN REDUCTION REQUEST: The subject property was determined to be "in compliance" of the violation(s) on November 22, 2025, and "non-compliant" for 209 days x's \$250.00 = \$52,250.00 . Total Lien Amount: \$52,250.00 Total Estimated Staff Costs\$1,606.31	
Violation(s):	<ol style="list-style-type: none"> 1. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance 2. Sec. 13-23 - Litter and littering material. , Litter and littering material. 3. Sec. 13-4 (a)(5) - Unsecure structures, Unsecure structures 4. Sec. 045-100 (E). - Dumpsters, Sec. 045-100(E). - Dumpsters - Enclosure requirements 5. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit 6. Sec. 13-4 (a)(1) - Exterior building condition, Exterior building condition 7. Sec. 13-4 (a)(2) - Roofs and gutters, Roofs and gutters 8. Sec. 13-4 (a)(3) - Fascia/borders/decorative bands/soffits., Fascia/borders/decorative bands/soffits. 9. Sec. 13-4 (a)(4) - Doors/windows/miscellaneous openings., Doors/windows/miscellaneous openings. 10. Sec. 13-4 (a)(6) - Screens, shutters and awnings., Screens, shutters and awnings. 11. Sec. 13-4 (a)(8) - Canopies and coverings., Canopies and coverings. 12. Sec. 13-4 (b)(2) - Ground surface hazards., Ground surface hazards. 13. Sec. 13-4 (b)(6) - Driveways and other parking areas - Free of weeds, Driveways and other parking areas - Free of weeds 14. Sec. 13-4 (b)(7) - Curbing and wheel stops, Curbing and wheel stops 15. Sec. 13-4 (b)(9) - Striping., Striping. 16. Sec. 13-5(a-j). - Landscape maintenance. , Landscape maintenance (overgrowth and all other) 		
	<u>Property Owner: Address</u>	<u>Verdict/ Final Report</u>	
	SIMPLY DELISH LLC		
	4100 Galt Ocean Blvd #914		
	Fort Lauderdale FL 33308		

2.	CASE# 25-003297	CASE OPEN DATE 10/30/2025	CCO: Levingstone Ennis
Property in Violation:	2215 NE 15 Avenue WILTON MANORS FL 33305	<u>NOTES:</u>	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
DULAC, THOMAS			
2215 NE 15 AVE WILTON MANORS			
WILTON MANORS FL 33305			
3.	CASE# 25-003661	CASE OPEN DATE 12/10/2025	CCO: Maria Roque
Property in Violation:	516 W OAKLAND PARK Boulevard WILTON MANORS FL 33311726	<u>NOTES:</u>	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
A N R K LLC			
PO BOX 5056			
LIGHTHOUSE POINT FL 33074			
4.	CASE# 25-003662	CASE OPEN DATE 12/10/2025	CCO: Maria Roque
Property in Violation:	637 NW 29 CT WILTON MANORS FL 33311	<u>NOTES:</u>	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit 2. Sec. 13-4 (b)(11) - Pools/hot tubs/fountains., Pools/hot tubs/fountains. 3. Sec. 13-4 (c)(1-4) - Hazardous/unsanitary conditions/unsafe property, Hazardous/unsanitary conditions/unsafe property		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
US BANK NA TRSTEE			
%SELENE FINANCE LLC 3501 OLYMPUS BLVD STE 500			
COPPELL TX 75019			

Certifications and Continuances

5.	CASE# 25-000926	CASE OPEN DATE 03/25/2025	CCO: Nadia Taylor- Wellington
Property in Violation:	2420 NE 7 Avenue WILTON MANORS FL 333051210	<u>NOTES:</u> 5/7/25 IN VIOLATION. GIVEN UNTIL 1/7/26 FOR 13-4(A)(B), AND 7/7/25 FOR ALL OTHER VIOLATIONS OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 6/7/25. FINES TO BE CERTIFIED 2/4/26 (SUBJECT TO ADJUST PENDING CONFIRMED 2026 HEARING DATES.)	
Violation(s):	1. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance 2. Sec. 13-4 (a)(2) - Roofs and gutters, Roofs and gutters 3. Sec. 13-4 (a)(3) - Fascia/borders/decorative bands/soffits., Fascia/borders/decorative bands/soffits. 4. Sec. 13-4 (b)(6) - Driveways and other parking areas - Free of weeds, Driveways and other parking areas - Free of weeds 5. Sec. 13-5(a-j). - Landscape maintenance. , Landscape maintenance (overgrowth and all other) 6. Sec. 13-4 (d)(1-5)(a-b) - Fences, walls and hedges, Fences, walls and hedges		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
DE LA CRUZ,JOSE J		❖	
2420 NE 7 AVE			
WILTON MANORS FL 33305			

6.	CASE# 25-002124	CASE OPEN DATE 07/10/2025	CCO: Levingstone Ennis
Property in Violation:	664 KENSINGTON Place WILTON MANORS FL 33305	NOTES: 10/8/25 IN VIOLATION. GIVEN UNTIL 1/7/26 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 11/8/25. FINES TO BE CERTIFIED 2/4/26.	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
KESSLER, SCOTT DUCKETT, JAMES		◆	
4 FUTCHER DR			
REHOBOTH BEACH DE 19971			
7.	CASE# 25-002162	CASE OPEN DATE 07/14/2025	CCO: Abel Alberro
Property in Violation:	109 NE 26 Street WILTON MANORS FL 333051029 VRL	NOTES: 9/3/25 IN VIOLATION. GIVEN UNTIL 1/11/26 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 10/4/25. FINES TO BE CERTIFIED 2/4/26.	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit 2. Sec. 10-1. - Required. , Local Business Tax Receipts 3. Sec. 10-109. - Definitions. , Definitions. VRL 4. Sec. 10-11. - Display upon request; posting Posting of license required. , Posting of license required. 5. Sec. 10-117. - Initial and routine compliance inspections of vacation rentals., Initial and routine compliance inspections of VR		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
BELL RODRIGUEZ, JOEL GONZALEZ SERRANO, ANTHONY		◆	
109 NE 26TH ST			
WILTON MANORS FL 33305			
8.	CASE# 25-002363	CASE OPEN DATE 08/02/2025	CCO: Maria Roque
Property in Violation:	2525 NW 5 Avenue WILTON MANORS FL 333113016	NOTES: 10/8/25 IN VIOLATION/ GIVEN UNTIL 1/20/26 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 11/8/25. FINES TO BE CERTIFIED 2/4/26.	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
LUKE, SIMONE MCATEE, VANESSA		◆	
2525 NW 5 AVE			
WILTON MANORS FL 33311			
9.	CASE# 25-002846	CASE OPEN DATE 09/22/2025	CCO: Maria Roque
Property in Violation:	2711 NE 6 LN WILTON MANORS FL 33334	NOTES: 12/3/25 In Violation. Given until 1/1/26 to comply or \$250 per day. \$225 admin fee due by 1/3/26. Fines to be certified 2/4/26.	
Violation(s):	1. Sec. 13-23 - Litter and littering material. , Litter and littering material. 2. Sec. 13-5(a-j). - Landscape maintenance. , Landscape maintenance (overgrowth and all other)		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
UNIVERSAL WORLD PRECAST INC		◆	
2808 NE 33 CT #104			
FORT LAUDERDALE FL 33306			

10.	CASE# 25-003094	CASE OPEN DATE 10/13/2025	CCO: Abel Alberro
Property in Violation:	2723-2729 NE 1 Terrace 1-4	NOTES: 12/3/25 In Violation. Given until 1/1/26 to comply or \$250 per day. \$225 admin fee due by 1/3/26. Fines to be certified 2/4/26.	
	Wilton Manors FL 33334		
Violation(s):	<ol style="list-style-type: none"> 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. 10-113. - Responsible party required. , Responsible party required. VRL 4. Sec. 10-116(1)(e). - Vacation rental standards. , Emergency contact placard 5. Sec. 10-116(1)(f). - Vacation rental standards. , Public safety contact placard 6. Sec. 10-116(1)(g). - Vacation rental standards., Landline phone 7. Sec. 10-116(15) - Vacation rental standards. , Maintain trespass warnings 8. Sec. 10-116(17) - Vacation rental standards. , Sexual offender residency prohibitions 9. Sec. 10-116.(8) - Vacation rental standards., Sec. 10-116.(8) - Vacation rental standards. 10. Sec. 10-117. - Initial and routine compliance inspections of vacation rentals., Initial and routine compliance inspections of VR 11. Sec. 10-120. ♦?? Penalties, Offenses, Suspension and Revocation., Penalties, Offenses, Suspension and Revocation. VRL 12. Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances. , Landscape maintenance 13. Sec. 13-22 -Trash/Recycle Receptacle Placement, Trash/Recycle Receptacle Placement 14. Sec. 13-23 - Litter and littering material. , Litter and littering material. 15. Sec. 13-4 (a)(1) - Exterior building condition, Exterior building condition 16. Sec. 13-4 (a)(3) - Fascia/borders/decorative bands/soffits., Fascia/borders/decorative bands/soffits. 17. Sec. 13-4 (d)(1-5)(a-b) - Fences, walls and hedges, Fences, walls and hedges 18. Sec. 13-4 (d)(7) - Building maintenance standards, Self-closing/self-latching gates around pools 19. Sec. 13-5(a-j). - Landscape maintenance. , Landscape maintenance (overgrowth and all other) 		
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>	
GRAY, JAMES & VIRIYA, JEFFRY		♦	
1122 E PIKE ST #R-888			
SEATTLE WA 98122			