



WILTON MANORS POLICE DEPARTMENT

CODE COMPLIANCE UNIT

Gary Blocker
Chief of Police



Life's Just Better Here

2020 WILTON DRIVE WILTON MANORS

CODECOMPLIANCE@WMMPD.ORG

954-390-2151

CODE COMPLIANCE UNIT

Special Magistrate Hearing

March 4, 2026 9:00 AM

"AGENDA"

NEW CASES

1. Case #22-000237		Case Open Date: 01/27/2022	CCO: Abel Alberro
Property in Violation:	2031 WILTON DR		NOTES:
	WILTON MANORS, FL 33305		
	Property Owner: Address		LIEN REDUCTION REQUEST: The subject property was determined to be "in compliance" of the violation(s) on December 3, 2025, and "non-compliant" for 1,255 days x \$150.00 = \$188,250.00. Total lien amount: \$188,250.00. Total estimated staff costs: \$711.00
	DEE 2031 PROPERTY LLC		
	668 WEST PALM AIRE DR		
	POMPANO BEACH, FL 33069		
<u>Violation(s):</u>			<u>VERDICT/FINAL REPORT</u>
Broward County Administrative Code of the Florida Building Code			

2. Case #22-000244		Case Open Date: 01/27/2022	CCO: Abel Alberro
Property in Violation:	2440 WILTON DR		NOTES:
	Wilton Manors, FL 33305		
	Property Owner: Address		LIEN REDUCTION REQUEST: The subject property was determined to be "in compliance" of the violation(s) on December 4, 2025, and "non-compliant" for 1,256 days x \$150.00 = \$188,400.00. Total lien amount: \$188,400.00. Total estimated staff costs: \$711.00
	Dee 2440 Property LLC		
	668 WEST PALM AIRE DR		
	POMPANO BEACH, FL 33069		
<u>Violation(s):</u>			<u>VERDICT/FINAL REPORT</u>
Broward County Administrative Code of the Florida Building Code			

3.Case #23-000103		Case Open Date: 01/12/2023	CCO: Abel Alberro
Property in Violation:	1675 CORAL GARDENS DR		NOTES:
	WILTON MANORS, FL 33334-4369		
	Property Owner: Address		LIEN REDUCTION REQUEST: The subject property was determined to be "in compliance" of the violation(s) on June 14, 2023, and "non-compliant" for 43 days x \$250.00 = \$10,750.00. Total lien amount: \$10,750.00.
	VIAC 1675 LLC		
	1820 BAY DR		
	MIAMI BEACH, FL 33141-4708		
Violation(s):			Total estimated staff costs: \$911.00
			VERDICT/FINAL REPORT

Sec. 060-010(B) Building Permit

4.Case #24-000542		Case Open Date: 02/20/2024	CCO: Abel Alberro
Property in Violation:	1456 NE 24TH CT		NOTES:
	Wilton Manors,		
	Property Owner: Address		LIEN REDUCTION REQUEST: The subject property was determined to be "in compliance" of the violation(s) on November 18, 2025, and "non-compliant" for 456 days x \$250.00 = \$114,000. Total lien amount: \$114,000.
	COIFMAN 24CT LLC		
	2800 ne 16. Ave.		
	WILTON MANORS, FL 33334		
Violation(s):			Total estimated staff costs: \$911.00
			VERDICT/FINAL REPORT

Sec. 060-010(B) Building Permit
 Sec. 13-23 - Litter and littering material.
 Sec. 13-5(a-j). - Landscape maintenance.
 Sec. 19-26. - Recreational vehicles and/or trailers.
 Sec. 5-24. - Storm shutters placement.

5.Case #24-001727		Case Open Date: 06/25/2024	CCO: Nadia Taylor-Wellington
Property in Violation:	1675 CORAL GARDENS DR		NOTES:
	WILTON MANORS, FL 33334-4369		
	Property Owner: Address		LIEN REDUCTION REQUEST: The subject property was determined to be "in compliance" of the violation(s) on November 17, 2025, and "non-compliant" for 328 days x \$250.00 = \$82,000.00. Total lien amount: \$82,000.00.
	VIAC, QUENTIN		
	121 NE 34 ST #PH3206		
	MIAMI, FL 33317		
Violation(s):			Total estimated staff costs: \$911.00
			VERDICT/FINAL REPORT

Sec. 060-010(B) Building Permit
 Sec. 10-108. - Purpose. ARTICLE XIII. - VACATION RENTAL
 Sec. 10-11. - Display upon request; posting Posting of license required.

6.Case #24-002881		Case Open Date: 10/28/2024	CCO: Abel Alberro
Property in Violation:	2500 WILTON DR		NOTES:
	WILTON MANORS,		
	Property Owner: Address		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
	SIMPLY DELISH LLC		
	4100 Galt Ocean Blvd #914		
	Fort Lauderdale, FL 33308		
Violation(s):			VERDICT/FINAL REPORT

- Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances.
- Sec. 13-23 - Litter and littering material.
- Sec. 13-4 (a)(5) - Unsecure structures
- Sec. 045-100 (E). - Dumpsters
- Sec. 060-010(B) Building Permit
- Sec. 13-4 (a)(1) - Exterior building condition
- Sec. 13-4 (a)(2) - Roofs and gutters
- Sec. 13-4 (a)(3) - Fascia/borders/decorative bands/soffits.
- Sec. 13-4 (a)(4) - Doors/windows/miscellaneous openings.
- Sec. 13-4 (a)(6) - Screens, shutters and awnings.
- Sec. 13-4 (a)(8) - Canopies and coverings.
- Sec. 13-4 (b)(2) - Ground surface hazards.
- Sec. 13-4 (b)(6) - Driveways and other parking areas - Free of weeds
- Sec. 13-4 (b)(7) - Curbing and wheel stops
- Sec. 13-4 (b)(9) - Striping.
- Sec. 13-5(a-j). - Landscape maintenance.

7.Case #25-003500		Case Open Date: 11/21/2025	CCO: Levingstone Ennis
Property in Violation:	2224 NE 18 AVE		NOTES:
	WILTON MANORS, FL 333052422		
	Property Owner: Address		VERDICT/FINAL REPORT
	KURLAND, PHILIP ALAN		
	2224 NE 18 AVE		
	WILTON MANORS, FL 33305-2422		
Violation(s):			
Sec. 060-010(B) Building Permit			

8.Case #25-003502		Case Open Date: 11/21/2025	CCO: Levingstone Ennis
Property in Violation:	2808 NE 10 TER		NOTES:
	WILTON MANORS, FL 33334		
	Property Owner: Address		VERDICT/FINAL REPORT
	HUBER, JEFFREY & JULIANA		
	2808 NE 10 TER		
	WILTON MANORS, FL 33334-3718		
Violation(s):			
Sec. 060-010 (B) Building Permit site, improvement permit.			

9.Case #CC26-000001		Case Open Date: 01/20/2026	CCO: Maria Roque
Property in Violation:	601 NE 29TH DR		NOTES:
	WILTON MANORS, FL 33334		
	Property Owner: Address		New Citizenserve Case No. 26-000092
	MANORS DEVELOPMENT LLC		
	777 W YAMATO RD		
	Boca Raton, FL 33431		
Violation(s):			VERDICT/FINAL REPORT
Sec. 045-100 (E) Enclosure requirements.			
Sec. 13-2(b) Prohibition of litter, vegetation, weeds, grass, junk and sanitary nuisances			

10.Case CC26-000004		Case Open Date: 01/21/2026	CCO: Maria Roque
Property in Violation:	509 NW 29 ST		NOTES:
	WILTON MANORS, FL 33311		
	Property Owner: Address		New Citizenserve Case No. 26-000098
	LEWIS, ANDRE		
	509 NW 29 ST		
	WILTON MANORS, FL 33311-2440		
Violation(s):			VERDICT/FINAL REPORT
Sec. 10-116 (14) Parking.			
Sec. 10-116 (16) Vacation rental standards. (16)			
Sec. 21-3 (1) Noise Disturbance			
Sec. 21-3(2) Amplified Sound			

11.Case CC26-000008		Case Open Date: 01/22/2026	CCO: Nadia Taylor-Wellington
Property in Violation:	2420 NE 7 AVE		NOTES:
	WILTON MANORS, FL 333051210		
	Property Owner: Address		New Citizenserve Case No. 26-000113
	DE LA CRUZ,JOSE J		
	2420 NE 7 AVE		
	WILTON MANORS, FL 33305-1210		
Violation(s):			VERDICT/FINAL REPORT
Sec. 060-010 (B)Building Permit site, improvement permit.			

12.Case CC26-000009		Case Open Date: 01/26/2026	CCO: Abel Alberro
Property in Violation:	1100 W OAKLAND PARK BLVD		NOTES:
	WILTON MANORS, FL 33311		
	Property Owner: Address		New Citizenserve Case No. 26-000116
	1100 OAKLAND LLC		
	96 TEAM USA WAY PORT		
	JERVIS, NY 12771		
Violation(s):			VERDICT/FINAL REPORT
Sec. 21-3(10) Motor vehicles, motorcycles, mopeds and motorized scooters.			
Sec. 21-3 (1) Noise Disturbance			
Sec. 21-3(12) Idling motors.			

13.Case CC26-000011	Case Open Date: 01/26/2026	CCO: Maria Roque
Property in Violation:	2848 NW 9TH TER	NOTES:
	Wilton Manors, FL 33311	
	Property Owner: Address	New Citizenserve Case No. 26-000136
	2300 LLC	
	18503 PINES BLVD STE 210	
	PEMBROKE PINES, FL 33029	
Violation(s):		VERDICT/FINAL REPORT
Sec. 10-72 (a) Annual inspection and licensing of properties with residential rental units.		
Sec. 10-72 (b) Annual inspection and licensing of properties with residential rental units.		
Sec. 13-4(b)(5) Parking areas		

14.Case CC26-000013	Case Open Date: 01/26/2026	CCO: Nadia Taylor-Wellington
Property in Violation:	3024 NE 2ND TER	NOTES:
	Wilton Manors, FL 33334	
	Property Owner: Address	New Citizenserve Case No. 26-000145
	ABRI, SEAN S	
	208 E 27 ST	
	HOUSTON, TX 77008	
Violation(s):		VERDICT/FINAL REPORT
Sec. 13-2(a) Prohibition of litter, vegetation, weeds, grass, junk and sanitary nuisances		
Sec. 13-2(b) Prohibition of litter, vegetation, weeds, grass, junk and sanitary nuisances		
Sec. 13-2(d) Prohibition of litter, vegetation, weeds, grass, junk and sanitary nuisances		
Sec. 13-4(b)(4) Visible gas tanks		
Sec. 13-4(b)(6) Driveways and other parking areas		

15.Case CC26-000015	Case Open Date: 01/27/2026	CCO: Nadia Taylor-Wellington
Property in Violation:	57 NE 24TH ST	NOTES:
	Wilton Manors, FL 33305-4000	
	Property Owner: Address	New Citizenserve Case No. 26-000148
	MANORS LLC	
	3595 SHERIDAN ST #200	
	HOLLYWOOD, FL 33021	
Violation(s):		VERDICT/FINAL REPORT
Sec. 13-4 (d)(2) Fences, walls and hedges		
Sec. 060-010 (B)Building Permit site, improvement permit.		
Sec. 13-4 (d) Fences, walls and hedges		
Sec. 13-4 (d)(1) Fences, walls and hedges		
Sec. 13-2(a) Prohibition of litter, vegetation, weeds, grass, junk and sanitary nuisances		

16.Case CC26-000016	Case Open Date: 01/27/2026	CCO: Maria Roque
Property in Violation:	2041 NE 9TH AVE	NOTES:
	Wilton Manors, FL 33305	
	Property Owner: Address	New Citizenserve Case No. 26-000149
	9TH AVENUE WILTON MANORS LLC	
	676 W PROSPECT RD	
	FORT LAUDERDALE, FL 33309	
Violation(s):		VERDICT/FINAL REPORT
Sec. 13-2(b) Prohibition of litter, vegetation, weeds, grass, junk and sanitary nuisances		

17.Case CC26-000018	Case Open Date: 01/28/2026	CCO: Nadia Taylor-Wellington
Property in Violation:	601 607 NE 29TH DR	NOTES:
	Wilton Manors, FL 33334	
	Property Owner: Address	New Citizenserve Case No. 26-000153
	MANORS DEVELOPMENT LLC	
	777 W YAMATO RD	
	Boca Raton, FL 33431	
Violation(s):		VERDICT/FINAL REPORT
Sec. 19-22(a) Parking or storage of abandoned or inoperative vehicles or trailers		

18.Case CC26-000019	Case Open Date: 01/29/2026	CCO: Nadia Taylor-Wellington
Property in Violation:	141 NE 30 ST	NOTES:
	WILTON MANORS, FL 33334	
	Property Owner: Address	New Citizenserve Case No. 26-000155
	WALKER, BRIAN	
	141 NE 30 ST	
	WILTON MANORS, FL 33334-1064	
Violation(s):		VERDICT/FINAL REPORT
Sec. 13-2(c) Prohibition of litter, vegetation, weeds, grass, junk and sanitary nuisances		
Sec. 13-4(a)(2) Roof & Gutters		
Sec. 13-4(b)(6) Driveways and other parking areas		
Sec. 13-4(d)(5) Fences, walls and hedges		
Sec. 13-5 (a)Landscape maintenance		
Sec. 13-5 (h) Landscape maintenance		
Sec. 13-5 Landscape maintenance		
Sec. 13-4(b)(1) Overhangs		

CERTIFICATIONS AND CONTINUANCES

19. Case 24-002014		Case Open Date: 07/29/2024	CCO: Nadia Taylor-Wellington
Property in Violation:	1901 N ANDREWS AVE		NOTES:
	WILTON MANORS, FL 33311		
	Property Owner: Address		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. 1/7/2026 CERTIFICATION CONTINUED TO 3/4/2026
	MALONEY, MARK PENA, JORGE		
	1901 N ANDREWS AVE #106		
	WILTON MANORS, FL 33311		
Violation(s):			VERDICT/FINAL REPORT

Sec. 5-59 MHS-Unsafe Dwellings (Broward County Code)
 Sec. 5-58 (E) MHS- General Requirements (Broward County Code)

20. Case 25-000451		Case Open Date: 02/12/2025	CCO: Maria Roque
Property in Violation:	2324 NW 6 AVE		NOTES:
	WILTON MANORS, FL 333113714		
	Property Owner: Address		9/3/25 IN VIOLATION. GIVEN UNTIL 2/6/26 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 10/4/25. FINES TO BE CERTIFIED 3/4/26.
	QUILL, DWAYNE P		
	2324 NW 6 AVE		
	WILTON MANORS, FL 33311-3714		
Violation(s):			VERDICT/FINAL REPORT

Sec. 13-4 (d)(1-5)(a-b) - Fences, walls and hedges

21. Case 25-000719		Case Open Date: 03/10/2025	CCO: Nadia Taylor-Wellington
Property in Violation:	2133 N DIXIE HWY		NOTES:
	Wilton Manors, FL 33305-2204		
	Property Owner: Address		5/7/25 IN VIOLATION. GIVEN UNTIL 6/7/25 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 6/7/25. FINES TO BE CERTIFIED 7/2/25. 7/2/25 AMENDEMENT TO PREVIOUS ORDER. COMPLIANCE DATE CHANGED TO 1/1/26. FINES TO BE CERTIFIED 3/4/26.
	HAWKINS PROPERTIES OF HIGHLANDS LLC % FISHER-BRAY		
	1511 NE 4 AVE		
	FORT LAUDERDALE, FL 33304		
Violation(s):			VERDICT/FINAL REPORT

Sec. 145-070 (H) Snipe signs
 Sec. 10-1. - Required.
 Sec. 10-11. - Display upon request; posting Posting of license required.
 Sec. 13-2. - Prohibition of litter, untended vegetation, weeds, grass, hard junk and sanitary nuisances.
 Sec. 13-4 (b)(7) - Curbing and wheel stops

22.Case 25-002385		Case Open Date: 08/05/2025	CCO: Maria Roque
Property in Violation:	608 NW 26 ST		NOTES:
	WILTON MANORS, FL 333113039		
	Property Owner: Address		10/8/25 IN VIOLATION. GIVEN UNTIL 2/1/26 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 11/8/25. FINES TO BE CERTIFIED 3/4/26.
	MERCADO, REINALDO J PEREZ		
	608 NW 26 ST		
	WILTON MANORS, FL 33311-3039		
Violation(s):			VERDICT/FINAL REPORT

Sec. 060-010(B) Building Permit

23.Case 25-002388		Case Open Date: 08/05/2025	CCO: Maria Roque
Property in Violation:	832 NW 28TH ST		NOTES:
	WILTON MANORS,		
	Property Owner: Address		10/8/25 IN VIOLATION REPEAT VIOLATOR. \$500 FINE AND \$225 ADMIN FEE TOTAL \$725 DUE BY 11/8/25. GIVEN UNTIL 2/1/26 TO COMPLY OR \$250 PER DAY. FINES TO BE CERTIFIED 3/4/26.
	INVERSIONES LAS CONDES LLC		
	3750 NE 170 ST #208		
	NORTH MIAMI, FL 33160		
Violation(s):			VERDICT/FINAL REPORT

Sec. 10-72. - Annual inspection and licensing of properties with residential rental units.

Sec. 13-5(a-j). - Landscape maintenance.

Sec. 060-010(B) Building Permit

24.Case 25-002493		Case Open Date: 08/18/2025	CCO: Nadia Taylor-Wellington
Property in Violation:	225 NE 21 CT		NOTES:
	WILTON MANORS, FL 333051011		
	Property Owner: Address		10/8/25 IN VIOLATION. GIVEN UNTIL 2/15/26 OR \$250 PER DAY. \$225 ADMIN FEES DUE BY 11/8/25. FINES TO BE CERTIFIED 3/4/26.
	WAAGNER, LANCE K		
	225 NE 21 CT		
	WILTON MANORS, FL 33305-1011		
Violation(s):			VERDICT/FINAL REPORT

Sec. 060-010(B) Building Permit

25.Case 25-002577		Case Open Date: 08/27/2025	CCO: Levingstone Ennis
Property in Violation:	1737 1739 NE 26TH DR		NOTES:
	WILTON MANORS,		
	Property Owner: Address		11/5/25 IN VIOLATION. GIVEN UNTIL 2/4/26 TO COMPLY OR \$250 PER DAY. \$225 ADMIN FEE DUE BY 12/5/25. FINES TO BE CERTIFIED 3/4/26.
	LEIBENSPERGER JR, ROBERT WOODROW MALDONADO DONOSO, JUAN CARLO ETAL		
	1737 NE 26 DR		
	WILTON MANORS, FL 33334		
Violation(s):			VERDICT/FINAL REPORT

Sec. 060-010(B) Building Permit

26. Case 25-003020		Case Open Date: 10/06/2025	CCO: Abel Alberro
Property in Violation:	648 NW 30 CT		NOTES:
	WILTON MANORS, FL 333111720		
	Property Owner: Address		1/7/2026 CONTINUED TO 3/4/2026
	SINGHAL, ROY		
	648 NW 30 CT		VERDICT/FINAL REPORT
	WILTON MANORS, FL 33311-1720		
Violation(s):			
Sec. 060-010 (B) Building Permit site, improvement permit.			
Sec. 155-010(C) Protection of Mangrove Habitat Areas. (
Sec. 19-19 General prohibitions			

27. Case 25-003701		Case Open Date: 12/15/2025	CCO: Abel Alberro
Property in Violation:	2604 2647 N ANDREWS AVE		NOTES:
	Wilton Manors,		
	Property Owner: Address		1/7/26 In Violation. Given until 2/28/26 to comply or \$250 per day. \$225 admin fee due by 2/7/26. Fines to be certified 3/4/26
	WILTON POINTE APARTMENTS LLC		
	102 NE 2 ST #922		VERDICT/FINAL REPORT
	BOCA RATON, FL 33432		
Violation(s):			

116.1
Sec. 13-4 (c)(1-4) - Hazardous/unsanitary conditions/unsafe property