



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 2:00 pm

"FINAL REPORT"

New Cases

1.		CASE# 24-002881	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):	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		Continued to March 4, 2026.
	4100 Galt Ocean Blvd #914		
	Fort Lauderdale FL 33308		

Certifications and Continuances

2.		CASE# 25-000926	CCO: ♦ Nadia Taylor-Wellington
Property in Violation:	2420 NE 7 Avenue WILTON MANORS FL 333051210		NOTES: 2/4/2026 fines certified. Lien recorded.
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. 13-4 (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			Fines certified 2/4/26. Lien recorded. ♦
2420 NE 7 AVE			
WILTON MANORS FL 33305			

3.		CASE# 25-002124	CCO: ♦ Levingstone Ennis
Property in Violation:	664 KENSINGTON Place WILTON MANORS FL 33305		NOTES: 2/4/2026 fines certified. Lien recorded.
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			2/4/2026 fines certified. Lien recorded. ♦
4 FUTCHER DR			
REHOBOTH BEACH DE 19971			

4.		CASE# 25-002162	CCO: ♦ Abel Alberro
Property in Violation:	109 NE 26 Street WILTON MANORS FL 333051029 VRL		NOTES: 2/4/2026 fines certified. Lien recorded.
Violation(s):	<ol style="list-style-type: none"> 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			2/4/2026 fines certified. Lien recorded. ♦
109 NE 26TH ST			
WILTON MANORS FL 33305			

5.		CASE# 25-002363	CCO: ♦ Maria Roque
Property in Violation:	2525 NW 5 Avenue WILTON MANORS FL 333113016		NOTES: 2/4/2026 fines certified.
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			2/4/2026 fines certified. ♦
2525 NW 5 AVE			
WILTON MANORS FL 33311			

6.		CASE# 25-002846	CCO: ♦ Maria Roque
Property in Violation:	2711 NE 6 LN		NOTES: 2/4/2026 fines certified. Lien recorded.
	WILTON MANORS FL 33334		
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			2/4/2026 fines certified. Lien recorded. ♦
FORT LAUDERDALE FL 33306			

7.		CASE# 25-003094	CCO: ♦ Abel Alberro
Property in Violation:	2723-2729 NE 1 Terrace 1-4		NOTES: 2/4/2026 fines certified. Lien recorded.
	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. 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			2/4/2026 fines certified. Lien recorded. ♦
SEATTLE WA 98122			

8.		CASE# 25-003297	CCO: ♦ Levingstone Ennis
Property in Violation:	2215 NE 15 Avenue		NOTES: 2/4/26 in violation. Given until 4/28/2026 to comply or \$250 per day, \$225 administrative fee due by 3/4/26. Fines to be certified 5/6/2026
	WILTON MANORS FL 33305		
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			2/4/26 in violation. Given until 4/28/2026 to comply or \$250 per day, \$225 administrative fee due by 3/4/26. Fines to be certified 5/6/2026 ♦
WILTON MANORS FL 33305			

9.		CASE# 25-003661	CCO: ♦ Maria Roque
Property in Violation:	516 W OAKLAND PARK Boulevard		NOTES: 2/4/26 in violation. Given until 6/8/2026 to comply or \$500 per day, \$225 administrative fee due by 3/4/26. \$500 Repeat Violator fine due by 4/5/2026. Fines to be certified 7/8/2026
	WILTON MANORS FL 333111726		
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			2/4/26 in violation. Given until 6/8/2026 to comply or \$500 per day, \$225 administrative fee due by 3/4/26. \$500 Repeat Violator fine due by 4/5/2026. Fines to be certified 7/8/2026 ♦
PO BOX 5056			
LIGHTHOUSE POINT FL 33074			

10.		CASE# 25-003662	CCO: ♦ Maria Roque
Property in Violation:	637 NW 29 CT		NOTES: 2/4/26 in violation. Given until 6/8/2026 to comply or \$250 per day for all violations except 13-4 (b) (11). Given until 2/14/2026 to comply with violation 13-4 (b)(11) or \$250 per day. \$225 administrative fee due by 3/4/26. Fines to be certified 7/8/2026
	WILTON MANORS FL 33311		
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			2/4/26 in violation. Given until 6/8/2026 to comply or \$250 per day for all violations except 13-4 (b) (11). Given until 2/14/2026 to comply with violation 13-4 (b)(11) or \$250 per day. \$225 administrative fee due by 3/4/26. Fines to be certified 7/8/2026 ♦
%SELENE FINANCE LLC 3501 OLYMPUS BLVD STE 500			
COPPELL TX 75019			