



# POLICE

## WILTON MANORS CODE COMPLIANCE UNIT

2020 WILTON DRIVE, WILTON MANORS, FL 33305

### CODE COMPLIANCE UNIT

Special Magistrate Hearing  
07/13/2022 2:00 pm

### "AGENDA"

#### New Cases

<b>1.</b>		<b>CASE# 16-000666</b>	<b>CCO: Kim Holinko</b>
<b>Property in Violation:</b>	2300 NE 6 Avenue		<b>NOTES:</b> LIEN REDUCTION REQUEST The subject property was determined to be "in compliance" of the violation(s) on March 20, 2020, and "non-compliant" for 1,292 days x \$200.00 + \$150.00 Administrative Cost. (September 5, 2016 - March 20, 2020). Total Fine amount: \$258,400.00 + \$150.00 Admin. Cost. *From 3/9/20 - 8/10/20 (154 days) fines were paused due to Covid. 1,292 minus 11 days = 1,281 days x \$200.00 = \$256,200.00 + \$150.00 Admin. Cost. Total Lien Amount: \$256,350.00 Total Estimated Staff Costs: \$801.08 TOTAL AMOUNT: \$257,151.08
	WILTON MANORS FL 33305		
<b>Violation(s):</b>	1. Sec. 13-31(b)(5) Parking Area Maintenance, Exterior property maintenance regulations		
	2. Sec. 13-31(b)(7) Curbing and wheel stops. , Curbing and wheel stops.		
	3. Sec. 13-31(b)(9) Striping - parking lot, Striping		
		4. Sec. 13-31(d) Fences, Walls, Hedges, (d) Fences, Walls, Hedges	
		5. Sec. 045-110(E)(8) Maintenance, Enclosure requirements - Maintenance	
		<b>Property Owner: Address</b>	<b>Verdict/ Final Report</b>
		QUISENBERRY,ROGER F	
		5421 S FLAGLER DR	
		WEST PALM BEACH FL 33405	

<b>2.</b>		<b>CASE# 18-000848</b>	<b>CCO: Kim Holinko</b>
<b>Property in Violation:</b>	2300 NE 6 Avenue		<b>NOTES:</b> LIEN REDUCTION REQUEST The subject property was determined to be "in compliance" of the violation(s) on March 20, 2020, and "non-compliant" for 589 days x \$200.00 + \$150.00 Administrative Cost. (August 9, 2018 - March 20, 2020). Total Fine amount: \$117,800.00 + \$150.00 Admin. Cost. *From 3/9/20 - 8/10/20 (154 days) fines were paused due to Covid. 589 minus 11 days = 578 days x \$200.00 = \$115,600.00 + \$150.00 Admin. Cost. Total Lien Amount: \$115,750.00 Total Estimated Staff Costs: \$801.08 TOTAL AMOUNT: \$116,551.08
	WILTON MANORS FL 33305		
<b>Violation(s):</b>	1. Sec. 13-32(a-i) Landscape Maintenance, Landscape Maintenance, Branches, Bushes, etc.		
	2. Sec. 13-31(b)(2) Ground Surface Hazards, Exterior Property Maintenance Regulations		
	3. Sec. 13-26 (d) - Hard Junk, Nuisance - Hard Junk		
	4. Sec. 13-31(a)(1) Exterior Building Walls, Exterior Building Condition		
	5. Sec. 13-31(d) Fences, Walls, Hedges, (d) Fences, Walls, Hedges		
	6. Sec. 13-31(a)(7) Stairs, porches and railings. , Deterioration of stairs, porches and railings		
	7. Sec. 13-31(a)(3) Fascia, Soffits, etc., Fascia Borders Decorative Bands Soffits		
	8. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit		
		<b>Property Owner: Address</b>	<b>Verdict/ Final Report</b>
		QUISENBERRY,ROGER F	
		5421 S FLAGLER DR	
		WEST PALM BEACH FL 33405	

3.	CASE# 19-001799	CCO: Kim Holinko
Property in Violation:	2200-2292 WILTON Drive	<b>NOTES:</b> LIEN REDUCTION REQUEST - The subject property was determined to be in compliance of the violation(s) on October 28, 2021, and non-compliant for 769 days x \$100.00 + \$150.00 Administrative Cost (September 20, 2019 to October 28, 2021). Total Fine amount: \$77,050.00. From 3/9/20 to 8/10/20 (154 days) fines were paused due to Covid. 769 days minus 154 days = 615 days x \$100.00 + \$150.00 Administrative Cost, totals \$61,650. Total Estimated Staff Costs: \$377.36 TOTAL AMOUNT: \$62,027.36
	WILTON MANORS FL 33305	
	SHOPPES OF WILTON MANORS	
Violation(s):	1. Sec. 13-26 (C) - Litter, Nuisance - Garbage, Litter, Trash	
	2. Sec. 13-31(a)(6) Screens, shutters and awnings, Building maintenance standards	
	3. Sec. 13-32(i) LM - Overgrowth, Landscape Maintenance-Overgrowth	
	4. Sec. 20-125. - Illicit discharges., Dumping in drains	
	5. Sec. 045-110 (C) Placement, Dumpsters - Placement	
	6. Sec. 13-31(d) Fences, Walls, Hedges, (d) Fences, Walls, Hedges	
	<b>Property Owner: Address</b>	<b>Verdict/ Final Report</b>
	2262 WILTON DRIVE OWNER LLC	
	2977 MCFARLANE RD #300	
	MIAMI FL 33133	

4.	CASE# 21-001588	CCO: Kim Holinko
Property in Violation:	2276 WILTON Drive DOGGY STYLE	<b>NOTES:</b> LIEN REDUCTION REQUEST - The subject property was determined to be in compliance of the violation(s) on April 21, 2022, and non-compliant for 106 days x \$150.00, \$150.00 Administrative Cost was paid on November 8, 2021. (January 5, 2022 to April 21, 2022). Total Fine amount: \$15,900.00. Total Estimated Staff Costs: \$371.36 TOTAL AMOUNT: \$16,271.36
	WILTON MANORS FL 33305	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit	
	<b>Property Owner: Address</b>	<b>Verdict/ Final Report</b>
	2262 WILTON DRIVE OWNER LLC	
	2977 MCFARLANE RD #300	
	MIAMI FL 33313	

5.	CASE# 21-002263	CCO: Abel Alberro
Property in Violation:	1749 NE 26 Street	<b>NOTES:</b> LIEN REDUCTION REQUEST - The subject property was determined to be in compliance of the violation(s) on April 21, 2022, and non-compliant for 106 days x \$150.00, \$150.00 Administrative Cost was paid on November 8, 2021. (January 5, 2022 to April 21, 2022). Total Fine amount: \$15,900.00. Total Estimated Staff Costs: \$371.36 TOTAL AMOUNT: \$16,271.36
	WILTON MANORS FL 33305	
Violation(s):	1. Sec. 13-32(a-i) Landscape Maintenance, Landscape Maintenance, Branches, Bushes, etc.	
	2. Sec. 13-32(i) LM - Overgrowth, Landscape Maintenance-Overgrowth	
	<b>Property Owner: Address</b>	<b>Verdict/ Final Report</b>
	JOSEPH M ZADEN TR RICHARD J ZADEN TR ETAL	
	4318 NE 23 AVE	
	FORT LAUDERDALE FL 33308	

6.	CASE# 22-000025	CCO: Abel Alberro
Property in Violation:	3095 North ANDREWS Avenue	<b>NOTES:</b> LIEN REDUCTION REQUEST - The subject property was determined to be in compliance of the violation(s) on April 21, 2022, and non-compliant for 106 days x \$150.00, \$150.00 Administrative Cost was paid on November 8, 2021. (January 5, 2022 to April 21, 2022). Total Fine amount: \$15,900.00. Total Estimated Staff Costs: \$371.36 TOTAL AMOUNT: \$16,271.36
	WILTON MANORS FL 33311	
Violation(s):	1. Sec. 13-26 (d) - Hard Junk, Nuisance - Hard Junk	
	2. Sec. 13-31(b)(12) Stagnant water, Sec. 13-31. - Building maintenance standards.	
	3. Sec. 13-31(b)(7) Curbing and wheel stops. , Curbing and wheel stops.	
	4. Sec. 13-32(a-i) Landscape Maintenance, Landscape Maintenance, Branches, Bushes, etc.	
	5. Article 145 a) vi. Condition, Signs must be in good condition	
	6. Sec. 145-150 (K), Feather Flags and Banners	
	7. Sec. 10-26 Bus. Tax Receipt, Business License - Required	
	8. Sec. 10-285. - Registration not transferable, Registration not transferable	
	<b>Property Owner: Address</b>	<b>Verdict/ Final Report</b>
	CAROL WILLIAMS TR MARILYN ROOK TR ETAL % BILL LEBO	
	PO BOX 266378	
	WESTON FL 33326	

7.	CASE# 22-000157	CCO: Abel Alberro
Property in Violation:	209 NE 27 Drive	<u>NOTES:</u>
	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>
OG GROUP LLC		
5915 BROOKFIELD CIR		
FORT LAUDERDALE FL 33312		

8.	CASE# 22-000422	CCO: Abel Alberro
Property in Violation:	45 NE 24 Street	<u>NOTES:</u>
	WILTON MANORS FL 33305	
Violation(s):	1. Ord. 2019-009   Sec.10-277(a) Registration Required., Failure to obtain Vacation Rental License 2. Sec. 10-161 Res. Rental Lic., License Required 3. Sec. 10-26 Bus. Tax Receipt, Business License - Required	
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>
ESNELL INVESTMENT GROUP INC		
19724 NW 32 CT MIAMI GARDENS		
MIAMI GARDENS FL 33056		

9.	CASE# 22-000503	CCO: Abel Alberro
Property in Violation:	408 NE 27 Drive	<u>NOTES:</u>
	WILTON MANORS FL 33334	
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit	
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>
MAZZOLA, BRUCE A		
408 NE 27 DR		
WILTON MANORS FL 33334		

10.	CASE# 22-000623	CCO: Abel Alberro
Property in Violation:	811 NW 29 CT	<u>NOTES:</u>
	WILTON MANORS FL 33311	
Violation(s):	1. Ord. 2019-009   Sec.10-277(a) Registration Required., Failure to obtain Vacation Rental License 2. Ord. 2019-009   Sec.10-283 (2) Maximum Occupancy, Unlawful occupancy limits 3. Sec. 10-26 Bus. Tax Receipt, Business License - Required 4. Sec. 10-285. - Registration not transferable, Registration not transferable	
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>
HAPPY TERRACE LLC		
20803 BISCAYNE BLVD #440		
AVENTURA FL 33180		

11.	CASE# 22-000662	CCO: Abel Alberro
Property in Violation:	625 NW 25 Street	<u>NOTES:</u>
	WILTON MANORS FL 333113036	
Violation(s):	1. Sec. 030-061(K)(1) General use provisions; accessory uses and structures., Open or outside storage 2. Sec. 10-26 Bus. Tax Receipt, Business License - Required 3. Sec. 13-26 (C) - Litter, Nuisance - Garbage, Litter, Trash 4. Sec. 13-31(a)(2) Roofs, Gutters, Exterior Building Maintenance-Roofs, Gutters 5. Sec. 13-26 (d) - Hard Junk, Nuisance - Hard Junk	
<u>Property Owner: Address</u>		<u>Verdict/ Final Report</u>
MARKOPOULOS,JOHN		
625 NW 25TH ST		
WILTON MANORS FL 33311		

<b>12.</b>	<b>CASE# 22-001100</b>	<b>CCO: Abel Alberro</b>
<b>Property in Violation:</b>	2901-2909 North ANDREWS Avenue WILTON MANORS FL 33311	<b>NOTES:</b>
<b>Violation(s):</b>	<ol style="list-style-type: none"> <li>1. Sec. 13-26 (C) - Litter, Nuisance - Garbage, Litter, Trash</li> <li>2. Sec. 13-30 Graffiti , Graffiti</li> <li>3. Sec. 13-31(a), Building maintenance standards.</li> <li>4. Sec. 13-31(a)(2) Roofs, Gutters, Exterior Building Maintenance-Roofs, Gutters</li> <li>5. Sec. 13-31(a)(6) Screens, shutters and awnings, Building maintenance standards</li> <li>6. Sec. 13-31(b)(13) Swales/right-of-way, Building maintenance standards.</li> <li>7. Sec. 13-31(b)(5) Parking Area Maintenance, Exterior property maintenance regulations</li> <li>8. Sec. 13-31(b)(7) Curbing and wheel stops. , Curbing and wheel stops.</li> <li>9. Sec. 13-31(b)(9) Striping - parking lot, Striping</li> <li>10. Sec. 13-31(d) Fences, Walls, Hedges, (d) Fences, Walls, Hedges</li> <li>11. Sec. 13-32(a-i) Landscape Maintenance, Landscape Maintenance, Branches, Bushes, etc.</li> <li>12. Sec. 13-32(g) LM - Refuse brush., Weeds, stumps, roots, etc. and hard junk is prohibited.</li> <li>13. Sec. 145-090 (I), Sign regulation by type - window sign</li> <li>14. Sec. 150-230 Maintenance - all landscaping, Maintenance - all landscaping</li> </ol>	
	<b>Property Owner: Address</b>	<b>Verdict/ Final Report</b>
	LLIJMASG LLC	
	1015 ADAMS ST	
	HOLLYWOOD, FL 33019	

<b>13.</b>	<b>CASE# 22-001155</b>	<b>CCO: Abel Alberro</b>
<b>Property in Violation:</b>	114-124 NW 25 Street 1-5 Wilton Manors FL 33311	<b>NOTES:</b>
<b>Violation(s):</b>	<ol style="list-style-type: none"> <li>1. Sec. 050-030 Nuisances, Nuisances</li> <li>2. Sec. 13-85 Litter and littering material, Litter and littering material</li> </ol>	
	<b>Property Owner: Address</b>	<b>Verdict/ Final Report</b>
	WILTON 114 LLC	
	997 E OAKLAND PARK BLVD	
	OAKLAND PARK FL 33334	

<b>14.</b>	<b>CASE# 22-001202</b>	<b>CCO: Abel Alberro</b>
<b>Property in Violation:</b>	2050 North Dixie HWY Wilton Manors FL 33305	<b>NOTES:</b>
<b>Violation(s):</b>	<ol style="list-style-type: none"> <li>1. Sec. 13-26 (C) - Litter, Nuisance - Garbage, Litter, Trash</li> <li>2. Sec. 13-32(a-i) Landscape Maintenance, Landscape Maintenance, Branches, Bushes, etc.</li> <li>3. Sec. 13-32(g) LM - Refuse brush., Weeds, stumps, roots, etc. and hard junk is prohibited.</li> <li>4. Sec. 13-32(i) LM - Overgrowth, Landscape Maintenance-Overgrowth</li> </ol>	
	<b>Property Owner: Address</b>	<b>Verdict/ Final Report</b>
	GAY & LESBIAN COMMUNITY CENTER OF GREATER FORT LAUDERDALE INC	
	2040 N DIXIE HWY	
	WILTON MANORS FL 33305	

<b>15.</b>	<b>CASE# 22-001305</b>	<b>CCO: Abel Alberro</b>
<b>Property in Violation:</b>	2735 NE 9 Avenue WILTON MANORS FL 33334	<b>NOTES:</b>
<b>Violation(s):</b>	<ol style="list-style-type: none"> <li>1. Sec. 4-5 Feeding of wild animals prohibited, Feeding of wild animals prohibited</li> </ol>	
	<b>Property Owner: Address</b>	<b>Verdict/ Final Report</b>
	PAZ, ALBERTO L PAZ, ANA MARIA	
	PO BOX 39124	
	FORT LAUDERDALE FL 33339	

### Certifications and Continuances

16.		CASE# 21-001623	CCO: Abel Alberro
Property in Violation:	409 NW 25 Street		<b>NOTES:</b> 3/2/22 - GUILTY - COMPLY BY 5/2/22 OR \$150 PER DAY + \$150 ADMIN FEE DUE BY 5/2/22   03/15/2022 --- \$150 ADMIN FEE PAID
	WILTON MANORS FL 33311		
Violation(s):	1. Sec. 13-31(b)(13) Swales/right-of-way, Building maintenance standards. 2. Sec. 13-31(b)(5) Parking Area Maintenance, Exterior property maintenance regulations 3. Sec. 13-31(b)(12) Stagnant water, Sec. 13-31. - Building maintenance standards. 4. Sec. 13-31(b)(8) Drainage, Drainage 5. Sec. 13-31(d) Fences, Walls, Hedges, (d) Fences, Walls, Hedges 6. Sec. 13-32(a-i) Landscape Maintenance, Landscape Maintenance, Branches, Bushes, etc. 7. Sec. 13-31(b)(7) Curbing and wheel stops. , Curbing and wheel stops. 8. Sec. 045-110(E)(8) Maintenance, Enclosure requirements - Maintenance		
		<u>Property Owner: Address</u>	<u>Verdict/ Final Report</u>
		WILTON WEST LLC	
		1881 NE 26 ST #212	
		WILTON MANORS FL 33305	
17.		CASE# 21-002418	CCO: Abel Alberro
Property in Violation:	2916 North ANDREWS Avenue		<b>NOTES:</b> 3/2/22 - GUILTY - COMPLY BY 5/2/22 OR \$150 PER DAY + \$150 ADMIN FEE DUE BY 5/2/22
	WILTON MANORS FL 33334		
Violation(s):	1. Sec. 060-010(B) Building Permit, Required Permit Approvals - building permit 2. Sec. 10-26 Bus. Tax Receipt, Business License - Required 3. Sec. 145-090 (I), Sign regulation by type - window sign		
		<u>Property Owner: Address</u>	<u>Verdict/ Final Report</u>
		2916 INVESTMENTS LLC	
		997 E OAKLAND PARK BLVD	
		OAKLAND PARK FL 33334	
18.		CASE# 21-002427	CCO: Abel Alberro
Property in Violation:	2000 NE 15 Avenue		<b>NOTES:</b> 3/2/22 - GUILTY - COMPLY BY 5/2/22 OR \$150 PER DAY + \$150 ADMIN FEE DUE BY 5/2/22   3/16/2022 --- \$150 ADMIN COST PAID
	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>
		LALINDE, ANDREA LALINDE, WILLIAM	
		1787 NE 21 ST	
		FORT LAUDERDALE FL 33305	