

DDA Code Enforcement Report July 2026

Address	Property Owner	Violation	Category	Status
18679 RAINBOW DR	WOOLFOLK, DORIS S	No vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. All vehicles on any property must be licensed and operable or removed from the property. You have (? days) to have the (color-type) licensed and proven to be operable. Vehicle was obviously in accident very recently. Per the above, it cannot be on a city property, and must be removed immediately.	Inoperable Vehicle	Door Tagged, Letter Sent
302.8 Motor Vehicles Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Sec. 5.6 Inoperable and Abandoned Motor Vehicles "inoperable motor vehicle" within the meaning of this provision shall include all motor vehicles which do not have an operable engine, or do not have all of their wheels attached, or do have one or more flat tires, or are not currently licensed so as to be lawfully operated on public streets, or are otherwise so out of repair that they cannot be lawfully operated on public streets. INSPECTOR COMMENTS: No vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. All vehicles on any property must be licensed and operable or removed from the property. You have (? days) to have the (color-type) licensed and proven to be operable. Vehicle was obviously in accident very recently. Per the above, it cannot be on a city property, and must be removed immediately.				
26206 MEADOWBROOK W	LONG JR, JIM E	No vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. All vehicles on any property must be licensed and operable or removed from the property. Vehicle with two flat tires- either replace or put air in the tires.	Inoperable Vehicle	Door Tagged, Letter Sent
302.8 Motor Vehicles Except as provided for in other regulations, no inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises, and no vehicle shall at any time be in a state of major disassembly, disrepair, or in the process of being stripped or dismantled. Sec. 5.6 Inoperable and Abandoned Motor Vehicles "inoperable motor vehicle" within the meaning of this provision shall include all motor vehicles which do not have an operable engine, or do not have all of their wheels attached, or do have one or more flat tires, or are not currently licensed so as to be lawfully operated on public streets, or are otherwise so out of repair that they cannot be lawfully operated on public streets. INSPECTOR COMMENTS: Vehicle with two flat tires- either replace or put air in the tires.				
18516 SARATOGA BLVD	MICHAEL SCOTT - TRUST	Property shall be free from weeds and plant growth in excess of 8". All noxious weeds shall be prohibited. Tall brush in backyard seen overgrown and considered noxious per our ordinance. Please trim back. Does not need to be removed, just trimmed.	Tall Grass/ Weeds	Door Tagged, Letter Sent
302.4 Weeds				

DDA Code Enforcement Report July 2026

Address	Property Owner	Violation	Category	Status
Premises and exterior property shall be maintained free from weeds or plant growth in excess of 7". Noxious weeds shall be prohibited. Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.				
Upon failure of the owner or agent having charge of a property to cut and destroy weeds after service of a notice of violation, they shall be subject to prosecution in accordance with section 106.3 and as prescribed by the authority having jurisdiction. Upon failure to comply with the notice of violation, any duly authorized employee of the jurisdiction or contractor hired by the jurisdiction shall be authorized to enter upon the property in violation and cut and destroy the weeds growing thereon, and the costs of such removal shall be paid by the owner or agent responsible for the property.				
INSPECTOR COMMENTS: Property shall be free from weeds and plant growth in excess of 8". All noxious weeds shall be prohibited.				
Tall brush in backyard seen overgrown and considered noxious per our ordinance. Please trim back. Does not need to be removed, just trimmed.				
27256 LATHRUP BLVD	TEICHERT, JANICE	5.7 The owners and occupants of all lots and structures in this city shall exercise "due care" to maintain and repair their lands and structures to the minimum standards imposed by the statutes of this state and ordinances of this city governing property maintenance, weed control, and the like. No property owner or occupant shall cause of [or] permit, through the failure to exercise due care, his property to become so badly maintained or out of repair that it becomes a blighting influence upon any neighboring property or properties to the extent that the fair market value of such neighboring property or properties is impaired and depressed by \$3,000.00 or more by reason of their proximity to the subject lot. All lots and structures which are or become blighting influences in violation of this provision shall be deemed to be nonconforming uses under article 7.	Tree/Brush/Hedge Violation	Door Tagged, Letter Sent
5.7 BLIGHT: PROPERTY MAINTENANCE AND REPAIR				
5.7 The owners and occupants of all lots and structures in this city shall exercise "due care" to maintain and repair their lands and structures to the minimum standards imposed by the statutes of this state and ordinances of this city governing property maintenance, weed control, and the like. No property owner or occupant shall cause of [or] permit, through the failure to exercise due care, his property to become so badly maintained or out of repair that it becomes a blighting influence upon any neighboring property or properties to the extent that the fair market value of such neighboring property or properties is impaired and depressed by \$3,000.00 or more by reason of their proximity to the subject lot. All lots and structures which are or become blighting influences in violation of this provision shall be deemed to be nonconforming uses under article 7.				
INSPECTOR COMMENTS: Property is overgrown and in need of work. Please contact the Code Enforcement officer about the property and a timeline.				
26810 LATHRUP BLVD	JACKSON, BARBARA		Accumulation of Rubbish or Garbage	Written Notification Issued

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Address	Property Owner	Violation	Category	Status
		(b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection		

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		and disposal service for compost materials, grass clippings, construction waste or hazardous waste or household hazardous waste. A person desiring to have such material and any other waste collected and disposed of, shall make private arrangements. All such collection and disposal operations must comply with all city ordinances as well as state and federal laws relating to such operations. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are		
Sec. 82-70. - Maintenance of property. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are declared to be public nuisances.				

INSPECTOR COMMENTS: Brush and Limbs out in roadway.

Sec. 54-32. - (a)(b)(c)(d)(e)(f)(g)(h)(i) Preparation of solid waste materials.

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Address	Property Owner	Violation	Category	Status
(a) Solid waste collection. Such solid waste collection items as the city of its solid waste collector agree to collect and dispose of are to be placed at the roadside on the day designated by the city for such pickup. (b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection and disposal service for compost materials, grass clippings, construction waste or hazardous waste or household hazardous waste. A person desiring to have such material and any other waste collected and disposed of, shall make private arrangements. All such collection and disposal operations must comply with all city ordinances as well as state and federal laws relating to such operations.				

INSPECTOR COMMENTS: Brush and Limbs out in roadway.

26725 LATHRUP BLVD HILL, GARY RANDALL

**Accumulation of
Rubbish or Garbage** **Written
Notification
Issued**

DDA Code Enforcement Report July 2026

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		(b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection		

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Sec. 54-32. - (h) Preperation of solid waste materials. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
Sec. 82-70. - Maintenance of property. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are declared to be public nuisances. INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
17360 RAINBOW DR	SUTTON-THOMAS, KRISTI		Accumulation of Rubbish or Garbage	Written Notification Issued

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INSPECTOR COMMENTS: Brush and Limbs out by roadway,				
Sec. 82-70. - Maintenance of property. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are declared to be public nuisances.				
INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
17630 RAMSGATE DR	ARNOLD, KATINA L		Accumulation of Rubbish or Garbage	Written Notification Issued

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INSPECTOR COMMENTS: Brush and Limbs out by roadway.

Sec. 82-70. - Maintenance of property.

(a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows:

(1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks.

(2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist.

(3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist.

(b) All properties found to be in a condition violative of this section are declared to be public nuisances.

INSPECTOR COMMENTS: Brush and Limbs out by roadway.

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17590 RAMSGATE DR	SIMPSON, JEFFREY G	(a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are declared to be public nuisances. Sec. 54-32. - (h) Preperation of solid waste materials. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. INSPECTOR COMMENTS: Brush and Limbs out by roadway. Sec. 82-70. - Maintenance of property. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are declared to be public nuisances. INSPECTOR COMMENTS: Brush and Limbs out by roadway.	Accumulation of Rubbish or Garbage	Written Notification Issued
17535 CORAL GABLES AV	POWE, BRUCE		Accumulation of Rubbish or Garbage	Written Notification Issued

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Address	Property Owner	Violation	Category	Status
		(b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection		

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Address	Property Owner	Violation	Category	Status
		and disposal service for compost materials, grass clippings, construction waste or hazardous waste or household hazardous waste. A person desiring to have such material and any other waste collected and disposed of, shall make private arrangements. All such collection and disposal operations must comply with all city ordinances as well as state and federal laws relating to such operations. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are		
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INSPECTOR COMMENTS: Brush and limbs out by roudway.				
Sec. 82-70. - Maintenance of property. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are declared to be public nuisances.				
INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
17561 CORAL GABLES AV	JAMES, LARALE		Accumulation of Rubbish or Garbage	Written Notification Issued

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Address	Property Owner	Violation	Category	Status
		(b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection		

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		and disposal service for compost materials, grass clippings, construction waste or hazardous waste or household hazardous waste. A person desiring to have such material and any other waste collected and disposed of, shall make private arrangements. All such collection and disposal operations must comply with all city ordinances as well as state and federal laws relating to such operations. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are		
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INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
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INSPECTOR COMMENTS: Brush and limbs out by roadway.				
17560 CORAL GABLES AV	HENRY, MARION J		Accumulation of Rubbish or Garbage	Written Notification Issued

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		(b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection		

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Address	Property Owner	Violation	Category	Status
		and disposal service for compost materials, grass clippings, construction waste or hazardous waste or household hazardous waste. A person desiring to have such material and any other waste collected and disposed of, shall make private arrangements. All such collection and disposal operations must comply with all city ordinances as well as state and federal laws relating to such operations. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are		
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INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
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INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
17594 CORAL GABLES AV	SPARKS, COREY A		Accumulation of Rubbish or Garbage	Written Notification Issued

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		(b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection		

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17615 CORAL GABLES AV	HILL, JAMES E		Accumulation of Rubbish or Garbage	Written Notification Issued

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Address	Property Owner	Violation	Category	Status
		(b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection		

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Address	Property Owner	Violation	Category	Status
		and disposal service for compost materials, grass clippings, construction waste or hazardous waste or household hazardous waste. A person desiring to have such material and any other waste collected and disposed of, shall make private arrangements. All such collection and disposal operations must comply with all city ordinances as well as state and federal laws relating to such operations. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are		
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INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
Sec. 82-70. - Maintenance of property. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are declared to be public nuisances.				
INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
17350 CORAL GABLES AV	WALTON, GLORIA		Accumulation of Rubbish or Garbage	Written Notification Issued
	RUTLEDGE			

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		(b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection		

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Address	Property Owner	Violation	Category	Status
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INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
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INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
17327 CORAL GABLES AV	NICHOLSON, WILLIE LOUISE		Accumulation of Rubbish or Garbage	Written Notification Issued

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		(b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection		

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Address	Property Owner	Violation	Category	Status
		and disposal service for compost materials, grass clippings, construction waste or hazardous waste or household hazardous waste. A person desiring to have such material and any other waste collected and disposed of, shall make private arrangements. All such collection and disposal operations must comply with all city ordinances as well as state and federal laws relating to such operations. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are		
Sec. 54-32. - (h) Preperation of solid waste materials. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. INSPECTOR COMMENTS: Brush and limbs out by roadway.				
Sec. 82-70. - Maintenance of property. (a) Every property owner and other person in possessory control of a parcel of private property shall maintain such parcel and the adjoining right-of-way as follows: (1) There shall be a clear space upwards from the ground to eight feet above all public streets, alleys and sidewalks. (2) No broken, dead, diseased, or decayed limbs, branches, or trees which are likely to fall upon any public street or public sidewalk shall be permitted to exist. (3) No plant materials which interfere with or obscure the view of any traffic control device or street, alley, or sidewalk in such fashion as to constitute a hazard to the travelling public shall be permitted to exist. (b) All properties found to be in a condition violative of this section are declared to be public nuisances. INSPECTOR COMMENTS: Brush and limbs by roadway.				
17310 CORAL GABLES AV	CRUTCHER, XAVIER		Accumulation of Rubbish or Garbage	Written Notification Issued

DDA Code Enforcement Report July 2026

Address	Property Owner	Violation	Category	Status
		(b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection		

DDA Code Enforcement Report July 2026

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INSPECTOR COMMENTS: Brush and limbs out by roadway.				
17541 SUNNYBROOK AVE	BYERS, DEBBIE S		Accumulation of Rubbish or Garbage	Written Notification Issued

DDA Code Enforcement Report July 2026

Address	Property Owner	Violation	Category	Status
		(b) Refuse collection. Refuse for collection shall be placed at the curb on a specified day per week for 52 weeks per year. Refuse must be placed in an eligible refuse service unit which is a 35-gallon maximum capacity watertight container of substantial construction with tight fitting lids and lifting handles or a refuse storage container means a 96 gallon wheeled container for the storage of refuse which is capable of being mechanically dumped into a refuse transporting unit. Refuse storage containers must be purchased from Tringali Sanitation or the current waste collection entity. No container and its contents can weigh over 60 pounds except 96 gallon wheeled containers. No single piece of refuse can be collected if it weighs over 60 pounds, except bulky waste items. (c) Refuse outside nonresidential building. Whenever refuse storage containers are used, and in all instances where there is storage or accumulation of refuse on other than residential premises, all refuse stored or accumulated outside of a building shall be stored or accumulated only in the refuse storage containers or the strong metal containers, as the case may be, with covers in place at all times except when refuse is being deposited or removed. (d) Residential bulky waste. Residential bulky waste is included as part of the weekly residential curbside refuse collection. Such waste shall not be more than four feet in length and such other limitations as defined by SOCRRA. Residential bulky waste shall be picked up on a weekly basis. (e) Dual-stream recyclables. Dual-stream recyclables shall be collected and placed at the curb on a weekly basis, 52 weeks per year. No recyclable container shall weight more than 60 pounds. Dual-stream recyclables set out beside the container in addition to the container shall not exceed 60 pounds. (f) Yard waste collection. Yard waste collection shall be placed at the curb on a weekly basis, but limited to 37 weeks per year from the first Monday in April through the third Friday in December. Yard waste shall be placed at the curb in a ten- to 35-gallon refuse can marked with a "yard waste" sticker or a 30 gallon paper yard waste bag weighing no more than 50 pounds. Brush (defined as being less than two inches in diameter and less than four feet long) bundled with twine may also be placed at the curb for collection. (g) Bulky scrap metal collection. Bulky scrap metal collection shall be placed at the curb for collection on the usual day of pickup, during the week, 52 weeks per year. Bulky scrap metal waste shall not be mixed with any other refuse at any time. (h) Placement at curb. All solid waste shall be stored inside a building or in an inconspicuous location on private property not exposed to public view until the collection date designated by the city for collection. After 4:00 p.m. of the day before collection, properly prepared solid waste may be placed at the curbside for pickup. (i) Other waste materials. The city does not ordinarily provide for collection		

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17565 SUNNYBROOK AVE	SMITH, KYLE		Accumulation of Rubbish or Garbage	Written Notification Issued

DDA Code Enforcement Report July 2026

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17631 CAMBRIDGE BLVD	PARKER, DONALD J		Accumulation of Rubbish or Garbage	Written Notification Issued

DDA Code Enforcement Report July 2026

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INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
17601 CAMBRIDGE BLVD	FAY, KIMBERLY A		Accumulation of Rubbish or Garbage	Written Notification Issued

DDA Code Enforcement Report July 2026

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INSPECTOR COMMENTS: Brush and Limbs out by roadway.				
18254 MEADOWOOD AVE	ROSS, ERIK	Neighbor came in to complain that grass needs to be cut (According to the neighbor, the house is in foreclosure)	Tall Grass/ Weeds	Complaint Recieved

DDA Code Enforcement Report July 2026

Address	Property Owner	Violation	Category	Status
26810 LATHRUP BLVD	JACKSON, BARBARA	While addressing a brush & limb issue, observed a Lincoln Town Car (8PRF23/12-2023) backed into the driveway. Registration plate appears to have been expired since 12/2023 and has not moved in an extended period of time. Vehicle was tagged.	Vehicle Storage Violation	Vehicle Tagged
17630 RAINBOW DR	MOXLEY, SHARON D	Observed brush and limbs along side of roadway. Written notification issued and left at residence.	Yard Waste Violation	Written Notification Issued
27561 CALIFORNIA SE DR	WILLIAMS, SABRINA	Received complaint from Mr. Rudd regarding unlicensed vehicle in driveway at house on Sunset Blvd and California. Upon investiagtion this officer observed an older Saturn (DZE 1113/02-23) blue in color parked/stored on gravel surface in front of this location. Plate appeared to be expired. Therewere also two (2) flat tires on drivers side of vehicle. Vehicle operation is also questionable. Same was tagged and given 48 hours to cotrrect violation. NOTE: 07/23/2026 - Female H/O called this date regarding tagged vehicle as she was out of town. She stated that the vehicle is being sold and requested an additional week. Time granted.	Vehicle Storage Violation	Vehicle Tagged
26079 SOUTHFIELD RD	WIGGINS, SARAH	multiple complaints: Potential mold developing in the roof, and that there is possibly severe water damage. Every time it rains, there is a massive leak throughout the property. Bldg. Permit #PB260009 Partially approved Rough at the beginning of June for facade work.	Property Maintenance Violation	
1503 Weather Protection				

DDA Code Enforcement Report July 2026

Address	Property Owner	Violation	Category	Status
1503.1 General:		Roof decks shall be covered with approved roof coverings secured to the building or structure. Roof coverings shall be designed in accordance with this code, and installed in accordance with this code and the manufacturer's approved instructions.		
1503.2 Flashing:		Flashing shall be installed in such a manner so as to prevent water from entering the wall and roof through joints in copings, through moisture-permeable materials and at intersections with parapet walls and other penetrations through the roof plane.		
INSPECTOR COMMENTS:				
During inspection of the premises, evidence of ongoing water intrusion was observed. Reports were received that rainwater enters multiple tenant spaces during heavy rain events. Water damage was observed affecting ceiling tiles, gypsum board, insulation, carpeting, and interior wall finishes. Moisture-related odors indicative of prolonged damp conditions were present. The wall assembly behind the decorative wood slat wall and the wall above the storefront windows could not be inspected due to concealed construction. The permitted roof and associated flashing appear to be allowing water intrusion into the building.				
Remove and replace all water-damaged building materials. Repair the roof, flashing, and exterior envelope to eliminate water intrusion. Remove sufficient finish materials as required to permit inspection of concealed wall cavities, including the wall behind the wood slat wall and the wall above the storefront windows, to verify the extent of water damage. Submit the required as-built drawings as previously required by the rough inspection. Final approval will not be granted until all deficiencies have been corrected and compliance with the Michigan Building Code has been verified.				

26041 SOUTHFIELD RD	WIGGINS, SARAH	multiple complaints: Potential mold developing in the roof, and that there is possibly severe water damage. Every time it rains, there is a massive leak throughout the property. Bldg. Permit #PB260009 Partially approved Rough at the beginning of June for facade work.	Property Maintenance Violation
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1503 Weather Protection

1503.1 General: Roof decks shall be covered with approved roof coverings secured to the building or structure. Roof coverings shall be designed in accordance with this code, and installed in accordance with this code and the manufacturer's approved instructions.

1503.2 Flashing: Flashing shall be installed in such a manner so as to prevent water from entering the wall and roof through joints in copings, through moisture-permeable materials and at intersections with parapet walls and other penetrations through the roof plane.

INSPECTOR COMMENTS: During inspection of the premises, evidence of ongoing water intrusion was observed. Reports were received that rainwater enters multiple tenant spaces during heavy rain events. Water damage was observed affecting ceiling tiles, gypsum board, insulation, carpeting, and interior wall finishes. Moisture-related odors indicative of prolonged damp conditions were present. The wall assembly behind the decorative wood slat wall and the wall above the storefront windows could not be inspected due to concealed construction. The permitted roof and associated flashing appear to be allowing water intrusion into the building.

Remove and replace all water-damaged building materials. Repair the roof, flashing, and exterior envelope to eliminate water intrusion. Remove sufficient finish materials as required to permit inspection of concealed wall cavities, including the wall behind the wood slat wall and the wall above the storefront windows, to verify the extent of water damage. Submit the required as-built drawings as previously required by the rough inspection. Final approval will not be granted until all deficiencies have been corrected and compliance with the Michigan Building Code has been verified.

27229 SUNSET E BLVD	BAILEY, VICTORIA	Observed tree brush & limbs on edge of roadway. Written notification issued.	Yard Waste Violation	Written Notification Issued
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DDA Code Enforcement Report July 2026

Address	Property Owner	Violation	Category	Status
27245 SUNSET E BLVD	COOPER, BONNIE K H	Observed tree brush & limbs on edge of roadway. Written notification issued.	Yard Waste Violation	Written Notification Issued
27837 SUNSET W BLVD	WATTS, MARK	Complaint received regarding unlicensed vehicle in ROW. Upon inspection vehicle is in driveway. There is a dealer plate laying in rear window.	Unlicensed/inoperable Vehicle	No Cause for Action
27805 CALIFORNIA NW DI	BOWEN, TIMOTHY E	Observed tree brush & limbs on edge of roadway. Written notification issued. Also spoke with male H/O and advised.	Yard Waste Violation	Written Notification Issued
27855 CALIFORNIA NW DI	HOUSE, MICHAEL J	Observed an oder Chev Corvette red in color (4LFT22/07-24) parked on concrete pad in front of this location. Vehicle was tagged.	Unlicensed and/or Inoperable Vehicle	Vehicle Tagged
27376 GOLDENGATE W DI	DAINS, STEPHEN M	Observed tree brush & limbs on edge of roadway. Written notification issued.	Yard Waste Violation	Written Notification Issued
27246 GOLDENGATE W DI	WILLIAMS, LEWIS A	Observed extremely high grass/weeds at this vacant property. Owner passed and property was apparently left to the nieces.Tag notice placed on front door.	High Grass/Weeds, Vegetation	Door Tagged, Letter Sent

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27255 GOLDENGATE W DI	OLDFORD, THERESA M	Complaint received regarding high grass/weeds at this location. Upon inspection grass appears to have been freshly cut. No violation.	High Grass/Weeds, Vegetation	Complaint Recieved
27215 GOLDENGATE W DI	ALAN J. MCMASTER TRUST	Complaint received regarding low hanging tree limbs. Spoke with female H/O who is dealing with cancer. She will get it corrected.	Tree/Brush/Hedge Violation	Complaint Recieved
27215 SOUTHFIELD RD	27215 SOUTHFIELD LLC	Received complaint regarding unlicensed vehicle in parking lot of property. Upon inspection found six (6) unlicensed vehicles. White Ford Cmax (DE76926/02-24). Blue Ford Transit van (EMD0345/09-23). White Cadillac Limo (No plate) VIN 1GEEH96Y77U550127. Blue Cadillac Limo (No plate) VIN 1GEEK90Y8U55Q476. White GMC Box Van (DE95882/02-24). White GMC Sierra (EZV8203/04-26). All vehicles were tagged.	Unlicensed and/or Inoperable Vehicle	Complaint Recieved
27308 SOUTHFIELD RD	HEAVENLY ESCAPE	Observed new HVAC units being delivered and set on roof. There were also two contractors trucks on site with no company name. BS&A did not show a valid permit. Jennifer in Bldg. advised.	No Permit	Violation Observed
17580 REDWOOD AVE	DAVIS, LESLIE G	Observed brush and limbs at edge of roadway in front of this location. Wrttten notice issued.	Yard Waste Violation	Violation Observed
17608 REDWOOD AVE	WILLIAMS, EARLINE	Observed brush and limbs at edge of roadway in front of this location. Wrttten notice issued.	Yard Waste Violation	Written Notification Issued

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28871 SOUTHFIELD RD	G & A REAL ESTATE INVESTORS	Observed Chev van/white (KABOB1/05-26) parked/stored behind building with expired plate. Veh was tagged.	Unlicensed and/or Inoperable Vehicle	Vehicle Tagged
28871 SOUTHFIELD RD	G & A REAL ESTATE INVESTORS	Information received regarding Abandoned Food Truck at this location, Upon inspection it is noted that the registration plate (AB7952/02-26) appears expired. No other action taken at this time as this is an ongoing issue.	Unlicensed and/or Inoperable Vehicle	Inspection of Complaint
28871 SOUTHFIELD RD	G & A REAL ESTATE INVESTORS	Observed donation clothing /shoe box in parking lot of this strip mall area. NOTE: Better World Recycling.org PH: 888 879-5238. Followup required.	Zoning Violation	Violation Observed
28050 SOUTHFIELD RD 170	L.V. PROPERTY INVESTMENTS, LLC	Observed Ford F-450 transport bus (No plate) parked/stored in rear of building. Follow-up required.	Unlicensed and/or Inoperable Vehicle	Violation Observed
28221 LATHRUP BLVD	WISZ-ROBERTS AGREEMENT OF TRST DTD	Observed excessively high weeds/vegetation in ROW area on south side of residence. Violation/Door Tag notice issued.	High Grass/Weeds, Vegetation	Door Tagged, Letter Sent
17625 WILTSHIRE BLVD	ZINGALIE, ANTHONY	Observed brush and limbs along roadway in front of this location. Spoke with male H/O and advised. Same is going through a divorce at this time. Will comply.	Yard Waste Violation	Spoke W/ Resident

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Address	Property Owner	Violation	Category	Status
17535 WILTSHIRE BLVD	BOSKEY, REED	Observed excessively high grass, weeds and vegetation in and around property including in ROW. Violation/door tag notice issued giving 7 days to correct.	High Grass/Weeds, Vegetation	Door Tagged, Letter Sent
17616 AVILLA BLVD	MCCRAY, DONALD L	Observed brush and limbs at edge of roadway in front of this location. Written notice issued. Spoke with neighbor, H/O is severely disabled at this time.	Yard Waste Violation	Written Notification Issued
17376 SAN ROSA BLVD	WORTHY, SUSAN K	Observed brush and limbs at edge of roadway in front of this location. Written notice issued.	Yard Waste Violation	Written Notification Issued
17553 SAN ROSA BLVD	MOORE, MARK	Observed brush and limbs at edge of roadway in front of this location. Written notice issued.	Yard Waste Violation	Written Notification Issued
18207 RAINBOW DR	HARDY JR, LAWRENCE E	Received complaint regarding blighted property, unlicensed vehicles, Idscp trailer parked/stored on grass side of house.	Accumulation of Rubbish or Garbage	Inspection of Complaint
28861 SOUTHFIELD RD	G & A REAL ESTATE INVESTORS	Business owner from restaurant pointed out a leaking cooking grease container in dumpster area behind building, He stated its been leaking for about 3 months and is the property owners responsibility. I questioned why it would be his problem when its required for your restaurant operation. Follow-up is necessary.	Hazardous Situation	

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28901 SOUTHFIELD	TALKING BOOK WORLD	Observed two unlicensed vehicles in rear of this location. Their operation is questionable.1999 Black Mercedes 4 dr. (No plate) VIN: WDBJF70H2 XA945200. 2003 Silver GMC Van (No plate) VIN: 1GJHG39U231190493. Both vehicles were tagged.	Unlicensed and/or Inoperable Vehicle	Vehicle Tagged
28901 SOUTHFIELD	TALKING BOOK WORLD	Observed GMC Sierra (ELJ445/05-27) with attached utility trailer (F132323). There is a seconf larger salvage trailer (D008875) also in alleyway further to the north. Follow-up is required as this appears to be a partial closed alleyway.	Blocked Alleyway	Violation Observed
18831 BUNGALOW DR	WATKINS, LISA MARGIE	Observed brush and limbs along side of roadway on this property. Written notice issued.	Yard Waste Violation	Written Notification Issued
27237 RACKHAM DR	PEOPLES, CHRYSTA	Observed brush and limbs along side of roadway on this property. Written notice issued.	Yard Waste Violation	Written Notification Issued
19126 SUNNYBROOK AVE	TOOKES, MARVIN L	Observed brush and limbs along side of roadway on this property. Written notice issued.	Yard Waste Violation	Written Notification Issued
19067 RAINBOW DR	JOHNSON, BYRON	Observed brush and limbs along side of roadway on this property. Written notice issued.	Yard Waste Violation	Written Notification Issued

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19067 RAINBOW DR	JOHNSON, BYRON	Observed Ford Escape (5PZG33/03-25) parked/stored in front of this location. Vehicle was tagged. Also spoke with F/M H/O and advised. She stated vehicle belongs to her elderly father and was unaware of expired plate.	Unlicensed and/or Inoperable Vehicle	Vehicle Tagged
27250 RAINBOW DR	MANIACI, BENJAMIN	Observed brush and limbs along side of roadway on this property. Written notice issued.	Yard Waste Violation	Written Notification Issued
27250 RAINBOW DR	MANIACI, BENJAMIN	No address displayed on the front of this home. Violation notice with requirements posted.	Address Numbers	Door Tagged, Letter Sent
19125 RACKHAM DR	LITTLES, NADINE	Observed brush and limbs along side of roadway on this property. Written notice issued.	Yard Waste Violation	Written Notification Issued
19041 BUNGALOW DR	GRAHAM INC, JOHN	Property inspection and spoke with female H/O who provided proof of a valid fence permit. Spoke with contractors (Cousins to H/O) who stated fence posts were 36" down in concrete.	Working Without Required Permit(s)	Complaint Recieved
27660 CALIFORNIA NW DI	MARTIN, MICHAEL	Complaint received. Two vehicles appear to be in violation. 1979 Chev Camaro (066618/03-2015) and a Chrys Concorde(DXC3779/032019) Spoke with H/O Mike and advised. He is currently recovering from a back injury and will remove thr chrysler and put the Camaro in the garage. He was given my bus card and advised as to ordinance requirements.	Unlicensed and/or Inoperable Vehicle	Complaint Recieved

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Address

Property Owner

Violation

Category

Status

Records: 64

Code Enforcement