

Riverside Park Neighborhood
Code Division Update ~ June 1, 2011

ADDRESS	DESCRIPTION	ISSUE/COMMENT
1500 - 1616 DAVIE BLVD	American One Inc. properties	multiple properties (in foreclosure?) transient population
CODE UPDATE:		
1500 DAVIE BLVD	Bldg/Structural case - CEB Final Order - Fines accruing \$684,000+ (foreclosure)	
1506 DAVIE BLVD	Bldg/Structural case - CEB Final Order - Fines accruing \$615,600+ (foreclosure)	
1514 DAVIE BLVD	Bldg/Structural case - CEB Final Order - Fines accruing \$752,400+ (foreclosure on hold)	
1604 DAVIE BLVD	Bldg/Structural case - Due to foreclosure and change of ownership, a new case initiated on 12/9/09. Inspection Report issued for exterior needs maintenance, paint and A/C without permits. Property is secure and is being maintained free of trash and overgrowth. New owner closed on house at end of May 2010 and has applied for permits and is working towards compliance. As of 11/10/10: Final Inspections for permits have passed and case is now complied. CASE CLOSED.	
1616 DAVIE BLVD	WaterWorks - not connected to the City's sanitary sewer system. Case heard at Special Magistrate hearing 2/22/10 - ordered to comply in 30 days or \$100/day fine. Fines have been imposed and are accruing - Lien recorded 6/18/10.	
Enclave at the Oaks	USB	
CODE UPDATE:		
460 SW 20 AVE	USB case - house is boarded and agreement has been made for restoration of building to avoid demolition.	
502 SW 20 AVE	USB case - house is boarded and agreement has been made for restoration of building to avoid demolition.	
506 SW 20 AVE	USB case - house is boarded and agreement has been made for restoration of building to avoid demolition.	
220 SW 20 AVE		
CODE UPDATE:		
220 SW 20 AVE	<p>This property was been secured by the Code's SRT team on 4/7/11.</p> <p>* As of 10/18/10: UNITED STATES BANKRUPTCY COURT, CHAPTER 13 DECISION INDICATING THAT THIS PROPERTY IS TO BE SURRENDERED AND A REPAYMENT PLAN ESTABLISHED.</p> <p>1) Citation violation notice issued for overgrowth along the rear of property. Case heard at the Special Magistrate hearing 1/21/10 - ordered to comply in 14 days or \$100/day fine. At Special Magistrate hearing on 3/4/10 - bank/owner was granted additional time - 56 days - to fix violations. As of 4/30/10, property is not in compliance and fines are accruing at \$100 a day.</p> <p>At Special Magistrate hearing to impose fines on 6/3/10 - granted a 35 day extension until 7/8/10. As of 7/9/10, property is still not in compliance and fines continue to accrue.</p> <p>2) Chain link fence in disrepair and raw sewage leak in the rear of property. Final Notice issued and Health Dept contacted. Case heard at the Special Magistrate hearing 1/21/10 - ordered to comply in 10 days or \$100/day fine. New Update: At Special Magistrate hearing on 3/4/10 - bank/owner was granted additional time - 56 days - to fix violations. As of 4/30/10, property is not in compliance and fines are accruing at \$100 a day.</p> <p>At Special Magistrate hearing to impose fines on 6/3/10 - granted a 63 day extension until 8/5/10. As of 8/6/10, property is still not in compliance and fines continue to accrue.</p> <p>3) Graffiti on building walls. Citation violation notice issued on 3/10/10. Graffiti painted over. CASE CLOSED.</p>	

ADDRESS	DESCRIPTION	ISSUE/COMMENT
280 SW 20 AVE		
<p>CODE UPDATE:</p> <p>280 SW 20 AVE This property was been secured by the Code's SRT team on 4/6/11. * As of 10/18/10: UNITED STATES BANKRUPTCY COURT, CHAPTER 13 DECISION INDICATING THAT THIS PROPERTY IS TO BE SURRENDERED AND A REPAYMENT PLAN ESTABLISHED. Tenants living in home with no water - posted a 72 hour Inspection Report and a warning sign stating "This Building not to be Occupied". Case heard at the Special Magistrate hearing 1/21/10 - ordered to comply in 14 days or \$100/day fine. Fines have been imposed and a lien recorded with Broward County. As of 1/19/11, property was vacated and now in compliance. CASE CLOSED.</p>		
636 SW 14 TER	9-unit apartment complex / Occupied	trash/overflowing trash containers
<p>CODE UPDATE:</p> <p>1) Overflowing garbage containers and trash & debris scattered about property. Public Nuisance Notice issued 3/25/10. As of 4/9/10, trash and debris has been cleaned up. Complied. CASE CLOSED.</p> <p>2) Inadequate garbage service. Citation warning issued 3/26/10. Citation Violation Notice issued 4/6/10. As of 4/22/10, trash receptacles are no longer overflowing. Owner has changed company and the area is well kept. CASE CLOSED.</p> <p>3) Enclosure required for trash receptacles/dumpster. Inspection Report issued 3/25/10. Dumpster enclosure has not yet been installed. Case heard at the Special Magistrate hearing 6/3/10 - ordered to comply in 42 days or \$100/day fine. UPDATE: Case heard at Special Magistrate hearing on 8/19/10 - granted a 91-day extension until 12/16/10.</p> <p>At the Special Magistrate hearing on 12/16/10 the order was vacated and the case closed. A dumpster enclosure is not required for wheeled trash carts. The property will be monitored to ensure trash carts are providing for adequate solid waste and if needed will be cited under a new case.</p>		
637 SW 15 AVE	Vacant Lot owned by City	PROBLEM WITH ILLEGAL DUMPING
<p>CODE UPDATE:</p> <p>2/2/10: Case opened for trash illegally dumped on swale. Trash removed by City 2/4/10. CASE CLOSED.</p> <p>3/1/10: Case opened for trash illegally dumped on swale. Trash removed by City 3/3/10. CASE CLOSED.</p> <p>3/31/10: Case opened for trash illegally dumped on swale. Trash removed by City 4/2/10. CASE CLOSED.</p> <p>4/23/10: Case opened for trash illegally dumped on swale. Trash removed by City 4/26/10. CASE CLOSED.</p> <p>6/2/10: Case opened for trash illegally dumped on swale. Trash removed by City 6/4/10. CASE CLOSED.</p> <p>7/14/10: Case opened for trash illegally dumped on swale. Trash removed by City 7/19/10. CASE CLOSED.</p> <p>8/3/10: Case opened for trash illegally dumped on swale. Trash removed by City 8/5/10. CASE CLOSED.</p> <p>9/1/10: Case opened for trash illegally dumped on swale. Trash removed by City 9/3/10. CASE CLOSED.</p> <p>10/15/10: Case opened for trash illegally dumped on swale. Trash removed by City 10/18/10. CASE CLOSED.</p> <p>11/2/10: Case opened for trash illegally dumped on swale. Trash removed by City 11/4/10. CASE CLOSED.</p> <p>12/1/10: Case opened for trash illegally dumped on swale. Trash removed by City 12/3/10. CASE CLOSED.</p> <p>12/7/10: Case opened for trash illegally dumped on swale. Trash removed by City 12/10/10. CASE CLOSED.</p> <p>12/27/10: Case opened for trash illegally dumped on swale. Trash removed by City 12/30/10. CASE CLOSED.</p>		

ADDRESS	DESCRIPTION	ISSUE/COMMENT
637 SW 15 AVE continued		
<p>2/07/11: Case opened for trash illegally dumped on swale. Trash removed by City. CASE CLOSED.</p> <p>2/23/11: Case opened for trash illegally dumped on swale. Trash removed by City. CASE CLOSED.</p> <p>4/7/11: Case opened for trash illegally dumped on swale. Trash removed by City. CASE CLOSED.</p> <p>4/25/11: Case opened for trash illegally dumped on swale. Trash removed by City. CASE CLOSED.</p> <p>5/5/11: Case opened for trash illegally dumped on swale. Trash removed by City. CASE CLOSED.</p> <p>5/9/11: Case opened for trash illegally dumped on swale. Trash removed by City. CASE CLOSED.</p> <p>5/16/11: Case opened for trash illegally dumped on swale. Trash removed by City. CASE CLOSED.</p>		
637 SW 15 AVE	Vacant Lot owned by City	FENCE IN DISREPAIR
<p>CODE UPDATE:</p> <p>2/17/11 - Code's SRT inspected the fence and the gates were open and hanging off hinges. There was also some pieces of black screening mesh hanging. SRT put the gates back up and closed them and removed the pieces of hanging mesh.</p> <p>City did some repairs on the gates/fence in March 2011. Area inspector will monitor to make sure gates remain closed.</p>		
115 SW 19 AVE	duplex	new owner as of 5/17/10
<p>CODE UPDATE:</p> <p>Case opened on 11/15/10 for wood fence removed and replaced with a new fence without obtaining a permit. Final Notice issued 12/13/10. Case was heard at the Code Enforcement Board hearing on 3/22/11 and was ordered to comply by 5/24/11 or fines of \$25/day may be imposed.</p> <p>update: Permit was applied for on 3/17/11 and awaiting plan review process. Fence permit 11031312 was issued 5/24/11. Case Closed.</p>		
729 SW 15 AVE	single family	house fire 5/7/10
<p>CODE UPDATE:</p> <p>Code case opened to insure that structure is properly boarded and secure. As of reinspection on 8/20/10, the building is secured, electric is capped off and the gas is disconnected. update: Inspection done on 11/1/10 - house remains secure and the attic vent on the gable end has been boarded up to reduce the fire damage odor in the neighborhood.</p>		
1601 SW 11 ST		stagnant pool and raising wall without permits
<p>CODE UPDATE:</p> <p>A Public Nuisance Report was issued on 10/8/10 for the green, stagnant pool. As of reinspection on 10/22/10, pool water is clear and circulating. CASE CLOSED.</p> <p>A Stop Work order along with an Inspection Report was issued on 10/8/10, for the wall being worked on without a permit. As of 1/7/11, all work on the wall has stopped and the new blocks were removed which complied the case. CASE CLOSED.</p> <p>A new case was initiated for new windows and doors installed without permits. Final Notice was issued on 3/4/11.</p>		
541 SW 12 AVE	open & abandoned house	
<p>CODE UPDATE:</p> <p>A Public Nuisance Report was issued on 10/14/10 for property being open and unsecured. There is a gate at front of property which is locked. As of reinspection 11/10/10, door has been reinstalled; property secured by property mgmt company. CASE CLOSED.</p> <p>An inspection was done on 2/17/11, property was secured. Police were also called out and checked the property for illegal occupancy. There was no one inside.</p>		

ADDRESS	DESCRIPTION	ISSUE/COMMENT
624 SW 16 AVE	apartment building	Squatters
CODE UPDATE: Case opened on 2/22/11 to investigate for possible squatters. Property found to be without electric & water. Property has been posted with warnings for no loitering and no occupancy. The property was vacated and secured by Code's SRT on 3/14/11, and 5/25/11. Will be monitored. Case opened 1/5/11 for trash & debris piled up and no trash service or receptacles. City removed the bulk trash pile. CASE CLOSED. Some trash & overgrowth remain on the property itself and the Lot Clearing process has been initiated and a Work Order will then be submitted to Public Services to have the property cut & cleaned. Public Services cut and cleaned lot on 4/20/11. CASE CLOSED.		
1125 & 1126 SW 15 TER	IRON FENCE	at dead end of SW 15 TER - the Iron Fence is missing rods allowing access
CODE UPDATE: Case was opened and an Inspection Report was issued on 3/15/11 to the adjoining property owners to repair the fence. As of 3/30/11, the missing rods were replaced. CASE CLOSED 3/30/11.		

Temporary Emergency Abatements done by Code's SRT (Special Response Team)		
205 SW 18 AVE	Single Family	
Secured by Code's SRT on 1/7/11.		
220 SW 18 AVE	Multi Family	
Secured by Code's SRT on 4/7/11.		
280 SW 18 AVE	Multi Family	
Secured by Code's SRT on 4/6/11.		
624 SW 16 AVE	Multi Family	
Secured by Code's SRT on 3/14/11 and again on 5/25/11.		
729 SW 15 AVE	Multi Family (Boarded by City Oct 2010)	
Secured by Code's SRT on 2/17/11.		
1808 SW 11 ST	Duplex	
Secured by Code's SRT on 12/17/10.		
1540 SW 5 PL	Multi Family Apts (Units #2, #3, #4 Boarded by City Oct 2009)	
Secured by Code's SRT on 12/3/10.		
1548 SW 5 PL	Multi Family Apts (Units #2, #3, #4 Boarded by City Oct 2009)	
Secured by Code's SRT on 12/3/10.		
1556 SW 5 PL	Multi Family Apts (Units #1, #2, #3, #4 Boarded by City Oct 2009)	
Secured by Code's SRT on 12/3/10.		
1808 SW 11 ST	Duplex	
Secured by Code's SRT on 12/17/10.		