



Town of Surfside  
Code Compliance Division

## **COURTESY NOTICE**

CHAMPLAIN TOWERS SOUTH CONDO  
ASSOCIATION/MANAGEMENT  
8777 COLLINS AVE  
SURFSIDE, FL 33154

Date: 05/26/2021  
Case: 210972  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE Surfside 33154-3406

Dear CHAMPLAIN TOWERS SOUTH CONDO ASSOCIATION/MANAGEMENT,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

Issue:

MINIMUM HOUSING STANDARDS - YEARLY INSPECTION - VIOLATIONS: 1. EXIT LIGHT MISSING ON FLOOR 11 2. WEST GATE BY POOL DOES NOT SELF CLOSE 3. PAVERS WHERE GAZEBO WAS MUST BE REPLACED 4. HEDGES ON EAST PORTION OF PROPERTY MUST BE TRIMMED BACK TO ALLOW FOR EMERGENCY VEHICLES TO PASS SAFELY

Town Code Section: 14-54

Corrective Action:

BY JUNE 25, 2021 PLEASE COMPLY WITH ALL AFOREMENTIONED VIOLATIONS.  
CALL/EMAIL THE NUMBER ON THE BACK OF THIS NOTICE WITH QUESTIONS OR WHEN IN COMPLIANCE.

Upon compliance, it is the responsibility of the property owner, lessee, agent or other interested parties to notify the Town's Code Compliance Office, by phone or in writing, to request a compliance inspection in order to stop fines from running and cause the case to be closed.

Your cooperation will be greatly appreciated. If you have any questions please do not hesitate to call me at (305) 861-4863, ext. 204

Thank you,



Town of Surfside  
Code Compliance Division

## **COURTESY NOTICE**

C BONNEFOY & MARIA BONNEFOY TRS C  
BONNEFOY & MARIA BONNEFOY (BEN)  
8777 COLLINS AVE #1001  
SURFSIDE, FL 33154-3402

Date: 05/20/2020  
Case: 200132  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE 1001 Surfside 33154-3406

Dear C BONNEFOY & MARIA BONNEFOY TRS C BONNEFOY & MARIA BONNEFOY (BEN) ,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist it's residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

Issue:

ON 5/11/2020 AN INSPECTION WAS PERFORMED TO IDENTIFY LIGHTING THAT IS NOT IN ACCORDANCE WITH THE LIGHTING REGULATIONS FOR MARINE TURTLE PROTECTION. DURING THIS INSPECTION YOUR UNIT WAS FOUND TO BE IN VIOLATION OF THE CODE. LIGHTING NEAR BEACHES CAN DRAW TURTLE HATCHLINGS AWAY FROM THE SEA AND DETER FEMALE TURTLES FROM NESTING ON THE BEACH AT NIGHT.

Town Code Section: 34-84

Corrective Action:

IMMEDIATELY PLEASE PERFORM ONE OR MORE OF THE FOLLOWING MEASURES TO REDUCE OR ELIMINATE THE NEGATIVE EFFECTS OF INTERIOR LIGHT EMANATING FROM DOORS AND WINDOWS WITHIN LINE-OF-SIGHT OF THE BEACH: a. Apply window tint or film that meets the standards in the definition below: TINTED GLASS means any glass treated to achieve an industry-approved inside-to-outside light transmittal value of 45 percent or less. Such transmittance is limited to the visible spectrum (400 to 700 nanometers) and is measured as the percentage of light that is transmitted through the glass. b. Rearrange lamps and other moveable fixtures away from windows; c. Use window treatments (e.g., blinds, curtains) to shield interior lights from the beach; and/or d. Turn off unnecessary lights. SHOULD YOU HAVE ANY QUESTIONS AND/OR ONCE YOU HAVE TAKEN CORRECTIVE ACTION, PLEASE CALL OR E-MAIL THE NUMBER/E-MAIL ADDRESS BELOW WITH ANY QUESTIONS.

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Town of Surfside  
Code Compliance Division

## **COURTESY NOTICE**

ISAIAS STAWSKI & W GUTA % BARNETT  
BANK OF SO FL  
10 EDGEWATER DR #4H  
CORAL GABLES, FL 33133-6963

Date: 05/20/2020  
Case: 200130  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE 1101 Surfside 33154-3406

Dear ISAIAS STAWSKI & W GUTA % BARNETT BANK OF SO FL,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

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Code Compliance Division

## **COURTESY NOTICE**

RICHARD G ROVIROSA TRS ET AL  
8777 COLLINS AVE #312  
SURFSIDE, FL 33154-3408

Date: 05/20/2020  
Case: 200129  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE 312 Surfside 33154-3406

Dear RICHARD G ROVIROSA TRS ET AL,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

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Town of Surfside  
Code Compliance Division

## **COURTESY NOTICE**

GINO CATTAROSSO & W GRACIELA  
8777 COLLINS AVE UNIT 501  
MIAMI, FL 33154-3400

Date: 05/20/2020  
Case: 200126  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE 501 Surfside 33154-3406

Dear GINO CATTAROSSO & W GRACIELA ,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

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## **COURTESY NOTICE**

OVALINA LLC  
1801 NE 149 ST  
NORTH MIAMI, FL 33181

Date: 05/20/2020  
Case: 200125  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE 512 Surfside 33154-3406

Dear OVALINA LLC,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

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## **COURTESY NOTICE**

OLMSTED CORP % REPUBLIC NATIONAL  
BANK NY  
2 S BISCAYNE BLVD SUITE 106  
MIAMI, FL 33131-1804

Date: 05/20/2020  
Case: 200123  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE 612 Surfside 33154-3406

Dear OLMSTED CORP % REPUBLIC NATIONAL BANK NY,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

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Town of Surfside  
Code Compliance Division

## **COURTESY NOTICE**

NANCY K KLEIMAN  
8777 COLLINS AVE APT 712  
SURFSIDE, FL 33154-3401

Date: 05/20/2020  
Case: 200121  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE 712 Surfside 33154-3406

Dear NANCY K KLEIMAN ,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist it's residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

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Town of Surfside  
Code Compliance Division

## **COURTESY NOTICE**

HERMAN M YELLATI & HERMAN M YELLATI Date: 05/20/2020  
8777 COLLINS AVE # 208 & 209 Case: 200120  
SURFSIDE, FL 33154 Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE 209 Surfside 33154-3406

Dear HERMAN M YELLATI & HERMAN M YELLATI ,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

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Town of Surfside  
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## **COURTESY NOTICE**

PAOLO LONGOBARDI & ANASTASIYA  
LONGOBARDI  
8777 COLLINS AVE #309  
SURFSIDE, FL 33154-3408

Date: 05/20/2020  
Case: 200118  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE 309 Surfside 33154-3406

Dear PAOLO LONGOBARDI & ANASTASIYA LONGOBARDI ,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist it's residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

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## **COURTESY NOTICE**

FRANCISCO J VALDES TRS & VALDES FAMILY TRUST & MARIA ELENA VALDES TRUST  
660 PALERMO AVE  
CORAL GABLES, FL 33134

Date: 05/20/2020  
Case: 200117  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE 609 Surfside 33154-3406

Dear FRANCISCO J VALDES TRS & VALDES FAMILY TRUST & MARIA ELENA VALDES TRUST,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

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## **COURTESY NOTICE**

NEAL KENNETH GODT & DEBRA LOU GODT    Date: 05/20/2020  
302 BALTIMORE BLVD                             Case: 200115  
SEA GRIT, NJ 08750-2602                    Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE 709 Surfside 33154-3406

Dear NEAL KENNETH GODT & DEBRA LOU GODT ,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist it's residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

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Town of Surfside  
Code Compliance Division  
CIVIL VIOLATION NOTICE

FAILURE TO COMPLY WITH THIS NOTICE MAY RESULT IN A FINE

Date of issuance:	11/04/2019	Case Number:	191075
Time of issuance:		Date Inspected:	November 4, 2019
Issued by:	Michelle Shahryar, Code Compliance Officer	Time of Inspection:	
Issued to:	MIGUEL ANGEL PAZOS & W ELENA	Certified Mail:	44235824
Mailing Address:	8777 COLLINS AVE #412 SURFSIDE, FL 33154-3400		
Property Address:	8777 COLLINS AVE 412	Folio Number:	14-2235-025-1270
Legal Description:	CHAMPLAIN TOWERS SOUTH CONDO UNIT 412 UNDIV .010022% INT IN COMMON ELEMENTS OFF REC 11191-35 OR 19919-1928 0901 1		

This notice is to inform you that the property identified above, which is owned or is occupied by you, is in violation of the Town of Surfside Code of Ordinances by your failing to comply with the following provisions of said Code:

**Code Section(s) violated:** 14-27

**Facts Constituting Reasonable Cause:**

KITCHEN & BATHROOM RENOVATIONS HAVE BEEN COMPLETED IN THE UNIT, IN ADDITION TO THE INSTALLATION OF NEW WOODEN FLOORS WITHOUT FIRST HAVING OBTAINED THE APPROPRIATE PERMITS.

**Action Required:**

BY DECEMBER 4, 2019 PLEASE OBTAIN ALL THE APPROPRIATE PERMITS FOR ANY AND ALL WORK PREVIOUSLY DONE IN THE UNIT, INCLUDING A BATHROOM & KITCHEN RENOVATION PERMIT, AS WELL AS A FLOOR PERMIT. \*\*\*\*\*FAILURE TO COMPLY WILL RESULT IN FINES AND ADDITIONAL ENFORCEMENT ACTIONS.

**Penalties for offenses:** Sec. 15-6. of the Town Code provides that a violation of the Code shall constitute a civil offense punishable by civil penalty as prescribed in sections 1-8 of the Code and section 15-18.

**You must correct the violations BY DECEMBER 4, 2019 from the date of issuance of this Notice, OR BE SUBJECT TO pay a civil penalty of \$250.00 which shall be assessed and payable for each day the violation continues.** If you correct the violation within the time allowed and timely notify the code compliance officer, if applicable, you may avoid paying the civil penalty. Civil penalties may be paid at the Surfside Town Hall, 9293 Harding Avenue, Surfside. No further notices will be given.



Town of Surfside  
Code Compliance Division

## **COURTESY NOTICE**

CHAMPLAIN TOWERS SOUTH CONDO  
ASSOCIATION/MANAGEMENT  
8777 COLLINS AVE  
SURFSIDE, FL 33154

Date: 05/09/2019  
Case: 190498  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE Surfside 33154-3406

Dear CHAMPLAIN TOWERS SOUTH CONDO ASSOCIATION/MANAGEMENT,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

**Issue:**

On 5/07/2019 an inspection was performed to identify lighting that is not in accordance with the lighting regulations for marine turtle protection. During this inspection the building was found to be in violation of the code. Lighting near beaches can draw turtle hatchlings away from the sea and deter female turtles from nesting on the beach at night. Identified lighting sources were north side exterior lights.

Town Code Section: 34-84

**Corrective Action:**

By May 16, 2019 please replace all exterior lighting with "turtle friendly lighting and/or fixtures" by using red or amber led bulbs, shielding light fixtures, using motion sensors where possible and directing all lighting downward so it is no longer visible from the beach. Please refer to the informational pamphlet provided with this notice. Should you have any questions and/or once you have taken corrective action, please call or e-mail the number/e-mail address below with any questions.

Upon compliance, it is the responsibility of the property owner, lessee, agent or other interested parties to notify the Town's Code Compliance Office, by phone or in writing, to request a compliance inspection in order to stop fines from running and cause the case to be closed.

Your cooperation will be greatly appreciated. If you have any questions please do not hesitate to call me at (305) 861-4863, ext. 233

Thank you,



Town of Surfside  
Code Compliance Division

## **COURTESY NOTICE**

CHAMPLAIN TOWERS SOUTH CONDO  
ASSOCIATION/MANAGEMENT  
8777 COLLINS AVE  
SURFSIDE, FL 33154

Date: 03/24/2018  
Case: 180313  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE Surfside 33154-3406

Dear CHAMPLAIN TOWERS SOUTH CONDO ASSOCIATION/MANAGEMENT,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

**Issue:**

YEARLY MINIMUM HOUSING STANDARDS INSPECTION. SOME VIOLATIONS WERE FOUND: - SOME FIRE EXTINGUISHERS HAVE EXPIRED TAGS. - THE WALL OF THE 12TH FLOOR STAIRWELL HAS SEVERAL HOLES. - THERE IS PEELING PAINT ON THE GARAGE CEILING. - THERE IS AN EXCESS OF ACCUMULATED WATER ON THE PAVEMENT IN THE GARAGE, POSSIBLY DUE TO A LEAKY SPRINKLER. - THERE IS A BROKEN GARBAGE CHUTE ON THE 5TH FLOOR. - THE FIRE EXTINGUISHER CONTROL PANEL'S CERTIFICATION IS EXPIRED. - THE PAINT ON THE PLANTER WALL IN THE POOL AREA IS PEELING.

Town Code Section: 14-54

**Corrective Action:**

BY APRIL 24, 2018 PLEASE: -OBTAIN VALID/UP-TO-DATE TAGS FOR ALL FIRE EXTINGUISHERS. -PATCH & RESEAL ALL HOLES ON THE WALL OF THE 12TH FLOOR STAIRWELL. -SCRAPE & PAINT THE PEELING PAINT ON THE GARAGE CEILING WHERE NEEDED. -REPAIR ISSUE WHICH IS CAUSING EXCESS LEAKING FROM THE GARAGE CEILING ONTO THE GARAGE PAVEMENT. -REPAIR OR REPLACE THE BROKEN GARBAGE CHUTE ON THE 5TH FLOOR. -OBTAIN VALID CERTIFICATION FOR THE FIRE EXTINGUISHER CONTROL PANEL. -SCRAPE AND PAINT THE PEELING PAINT ON THE PLANTER WALL IN THE POOL AREA.

Upon compliance, it is the responsibility of the property owner, lessee, agent or other interested parties to notify the Town's Code Compliance Office, by phone or in writing, to request a compliance inspection in



Town of Surfside  
Code Compliance Division

## **COURTESY NOTICE**

CHAMPLAIN TOWERS SOUTH CONDO  
ASSOCIATION/MANAGEMENT  
8777 COLLINS AVE  
SURFSIDE, FL 33154

Date: 04/24/2017  
Case: 170277  
Certified Mail No.

**PROPERTY:** 8777 COLLINS AVE Surfside 33154-3406

Dear CHAMPLAIN TOWERS SOUTH CONDO ASSOCIATION/MANAGEMENT,

I write on behalf of the Town of Surfside with regard to its efforts to inform and assist its residents and the business community in gaining a better understanding of the Town's Municipal Codes and Ordinances and assist with the process of complying with these regulations. I would like to bring to your attention and issue of concern that has been identified on your property:

Issue:

MINIMUM HOUSING STANDARDS YEARLY INSPECTION. -THERE IS A STAIR RAISER ON THE 7TH FLOOR (EMERGENCY STAIRS). -THE FUSIBLE LINK/GUILLOTINE TO DUMPER CHUTE IS ABSENT (DUMPSTER ENCLOSURE). -THERE IS A DOOR STORED ON THE METER ROOM ON THE 9TH FLOOR. -THE ELEVATORS CERTIFICATES OF OPERATION ARE EXPIRED.

Town Code Section: 14-54

Corrective Action:

BY MAY 24, 2017 PLEASE REPAIR ALL ITEMS MENTIONED ABOVE. IF THESE ITEMS ARE REPAIRED BEFORE THAT DATE, PLEASE CALL FOR A RE-INSPECTION. PICTURES AVAILABLE UPON REQUEST.

Upon compliance, it is the responsibility of the property owner, lessee, agent or other interested parties to notify the Town's Code Compliance Office, by phone or in writing, to request a compliance inspection in order to stop fines from running and cause the case to be closed.

Your cooperation will be greatly appreciated. If you have any questions please do not hesitate to call me at (305) 861-4863, ext. 233

Thank you,





Town of Surfside  
Code Compliance Division  
CIVIL VIOLATION NOTICE

FAILURE TO COMPLY WITH THIS NOTICE MAY RESULT IN A FINE

Date of issuance: 06/13/2016 Case Number: 160333  
Time of issuance: Date Inspected: June 13, 2016  
Issued by: Alan P. Graham, Code Compliance Director Time of Inspection:  
Issued to: JOSEPH BLASSER ELENA C BLASSER Certified Mail: 7015-3430-0000-3065-5378  
Mailing Address: 1541 BRICKELL AVE #3502  
MIAMI, FL 33129  
Property Address: 8777 COLLINS AVE PH-11 Folio Number: 14-2235-025-1230  
Legal Description: CHAMPLAIN TOWERS SOUTH CONDO UNIT PH-11 UNDIV .007447% INT IN COMMON  
ELEMENTS OFF REC 11191-35 OR 19480-1148 0500 1

This notice is to inform you that the property identified above, which is owned or is occupied by you, is in violation of the Town of Surfside Code of Ordinances by your failing to comply with the following provisions of said Code:

**Code Section(s) violated:** 90-41.1(c)(1), Failure to Pay Resort tax

**Facts Constituting Reasonable Cause:**

Condo property was rented on a short-term rental basis from Jan. 1, 2016 to Apr. 30, 2016 for \$4,000.00 per month; 4% resort tax was not paid to the Town of Surfside as required by Town Ordinances.

**Action Required:**

By July 13, 2015, pay or appeal civil fine of \$500.00; in addition, remit \$640.00 for resort tax due. Failure to pay fine or remit resort tax will result in additional fines and enforcement actions.

**Penalties for offenses:** Sec. 15-6. of the Town Code provides that a violation of the Code shall constitute a civil offense punishable by civil penalty as prescribed in sections 1-8 of the Code and section 15-18.

**You must correct the violations by July 13, 2016 from the date of issuance of this Notice, or be subject to pay a civil penalty of \$500.00 which shall be assessed and payable for each day the violation continues.** If you correct the violation within the time allowed and timely notify the code compliance officer, if applicable, you may avoid paying the civil penalty. Civil penalties may be paid at the Surfside Town Hall, 9293 Harding Avenue, Surfside. No further notices will be given.

If this is checked , the violation constitutes a serious threat to the public health, a serious nuisance to the public safety or welfare, is uncorrectable, or is a repeat violation, and you must pay the civil penalty