



**TOWN OF SURFSIDE
SPECIAL MASTER HEARING AGENDA**

Wednesday July 16, 2025, at 10:00 a.m.
Town of Surfside Commission Chambers
9293 Harding Avenue
Surfside, Florida 33154

1. Opening

A. Call to Order

Special Magistrate: Richard S. Gendler, Attorney & Counselor at Law

Staff Support: Carmen Santos-Alborna, Code Compliance Director
Emmanuel Santana, Code Compliance Officer
Kimberly Ruvin, Code Compliance Officer
Angie Alcala, Clerk's Office

B. Action Items: Fourteen (14) cases

Initial Adjudications:

Case Number: 250470

Named Violator: Carlisle On the Ocean Condominium Association, Inc.
Property Address: 9195 Collins Ave
Violation Summary: Noncompliance with the required building recertification
Type: Initial Adjudication
Code Officer: Carmen Santos-Alborna/ Manuel Salazar

Case Number: 250471

Named Violator: Solara Surfside Condo Association.
Property Address: 8801 Collins Ave
Violation Summary: Noncompliance with the required building recertification
Type: Initial Adjudication
Code Officer: Carmen Santos-Alborna/ Manuel Salazar

Case Number: 250484

Named Violator: Champlain Towers North Condo Association.
Property Address: 8877 Collins Ave
Violation Summary: Noncompliance with the required building recertification
Type: Initial Adjudication
Code Officer: Carmen Santos-Alborna/ Manuel Salazar

Case Number: 250486

Named Violator: Marbella Condominium Association.
Property Address: 9341 Collins Ave
Violation Summary: Noncompliance with the required building recertification
Type: Initial Adjudication
Code Officer: Carmen Santos-Alborna/ Manuel Salazar

Case Number: 250488

Named Violator: Ocean 88 Condominium Association, Inc.
Property Address: 8855 Collins Ave
Violation Summary: Noncompliance with the required building recertification
Type: Initial Adjudication
Code Officer: Carmen Santos-Alborna/ Manuel Salazar

Case Number: 250528

Named Violator: Realty Brioni Corp
Property Address: 8918 Collins Ave
Violation Summary: Noncompliance with the required building recertification
Type: Initial Adjudication
Code Officer: Carmen Santos-Alborna/ Manuel Salazar

Case Number: 250661

Named Violator: Matthew Steven Sussman & Emily L Ryon
Property Address: 1101 89 St.
Violation Summary: Overgrown Hedges
Type: Initial Adjudication
Code Officer: Carmen Santos-Alborna

Case Number: 250350

Named Violator: Simmone Chackman
Property Address: 1277 Biscaya Dr.
Violation Summary: Work without Permit
Type: Initial Adjudication
Code Officer: Emmanuel Santana

Case Number: 250595

Named Violator: Simmone Chackman
Property Address: 1277 Biscaya Dr.
Violation Summary: Work without Permit
Type: Initial Adjudication
Code Officer: Emmanuel Santana

Case Number: 250413

Named Violator: 9156 Emerson Ave LLC
Property Address: 9156 Emerson Ave
Violation Summary: Vacant lot not maintained as per code
Type: Initial Adjudication
Code Officer: Emmanuel Santana

Case Number: 250164

Named Violator: Champlain Towers North Condo

Property Address: 8877 Collins Ave

Violation Summary: Temporary Storage Container w/o permits

Type: Initial Adjudication

Code Officer: Kimberly Ruvin

Status Report

Case Number: 240243

Named Violator: Shlomy Diamont Sara Lipskar Abraham Diamont Helen Diamont

Property Address: 9124 Harding Ave

Violation Summary: Property Maintenance

Type: Status Update

Code Officer: Emmanuel Santana

Mitigation Requests:

Case Number: 240276

Named Violator: Solomon Zolty Investment LLC

Property Address: 9272 Abbott Ave.

Violation Summary: Work without a permit

Type: Mitigation Request

Code Officer: Kimberly Ruvin

Case Number: 241564

Named Violator: Roei R Gigi Sharon Gigi

Property Address: 500 93rd ST.

Violation Summary: Work without a permit

Type: Mitigation Request

Code Officer: Kimberly Ruvin

C. Adjournment

Non-English Speaking Alleged Violators: The code compliance division cannot guarantee the availability of a translator for the hearing scheduled of this notice. Nor can the division guarantee the accuracy of any translation should a translator be provided for you. Therefore, it is recommended that you make arrangements to bring your own translator to the hearing.

Americans with Disabilities Act of 1990: Persons needing special accommodation to participate in these proceedings should contact the Town Clerk no later than 4 calendar days prior to the proceedings at (305)861-4863.

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS WHO ARE DISABLED, AND IN NEED OF SPECIAL

ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY, SHOULD CONTACT THE OFFICE OF THE TOWN CLERK AT 305-861-4863 EXT. 226 NO LATER THAN FOUR DAYS PRIOR TO SUCH PROCEEDING.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE TOWN CLERK, TOWN OF SURFSIDE TOWN HALL, 9293 HARDING AVENUE. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE TOWN CLERK AT 305-861-4863. A COMPLETE AGENDA IS ALSO AVAILABLE ON THE TOWN WEBSITE AT www.townofsurfsidefl.gov

TWO OR MORE MEMBERS OF OTHER TOWN BOARDS MAY ATTEND THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 9293 HARDING AVENUE, SURFSIDE, FL 33154, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.