



**TOWN OF SURFSIDE
SPECIAL MASTER HEARING AGENDA**

Wednesday February 18, 2026, 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
Kimberly Ruvin, Code Compliance Officer
Emmanuel Santana, Code Compliance Officer
Angie Alcala, Clerk's Office

B. Action Items: Thirteen (13) cases

Initial Adjudications:

Case Number: 260025

Named Violator: 300 Surfside LLC.
Property Address: 300 Surfside Blvd.
Violation Summary: Work without permit
Type: Initial Adjudication
Code Officer: Kimberly Ruvin

Case Number: 251824

Named Violator: Kort Properties LLC.
Property Address: 600 88 St.
Violation Summary: Litter & failure to control sediment
Type: Initial Adjudication
Code Officer: Emanuel Santana

Case Number: 251822

Named Violator: Kort Properties LLC.
Property Address: 600 88 St.
Violation Summary: Erosion Control
Type: Initial Adjudication
Code Officer: Emanuel Santana

Case Number: 251102

Named Violator: Miguel Zamek Le Rem; Alina Freeman Rem; Albert Zamek
Property Address: 424 90 St.
Violation Summary: Property Maintenance
Type: Initial Adjudication
Code Officer: Emanuel Santana

Case Number: 250980

Named Violator: Ana Irma Radelat Le Rem & Andrew Radelat
Property Address: 9001 Abbott Ave.
Violation Summary: Property Maintenance
Type: Initial Adjudication
Code Officer: Kimberly Ruvin

Case Number: 250488

Named Violator: Ocean 88 Condominium Association, Inc.
Property Address: 8855 Collins Ave.
Violation Summary: Failure to have Building recertified
Type: Initial Adjudication
Code Officer: Carmen Santos-Alborna

Case Number: 250486

Named Violator: Marbella Condominium Association, Inc.
Property Address: 9341 Collins Ave.
Violation Summary: Failure to have Building recertified
Type: Initial Adjudication
Code Officer: Carmen Santos-Alborna

Case Number: 250485

Named Violator: Manatee Condominium Association, Inc.
Property Address: 9273 Collins Ave.
Violation Summary: Failure to have Building recertified
Type: Initial Adjudication
Code Officer: Carmen Santos-Alborna

Case Number: 250471

Named Violator: Solara Condominium Association, Inc.
Property Address: 8801 Collins Ave.
Violation Summary: Failure to have Building recertified
Type: Initial Adjudication
Code Officer: Carmen Santos-Alborna

Fine Mitigation:

Case Number: 250413

Named Violator: 9156 Emerson Ave LLC.
Property Address: 9156 Emerson Ave.
Violation Summary: Failure to maintain vacant lot
Type: Fine Mitigation Request
Code Officer: Emmanuel Santana

Case Number: 241735

Named Violator: KCS Realty LLC.
Property Address: 9440 Abbott Ave.
Violation Summary: Work without permit
Type: Fine Mitigation Request
Code Officer: Emmanuel Santana

Status Report:

Case Number: 251546

Named Violator: Atlantic Rose Condominium Association Inc.
Property Address: 8816 Collins Ave.
Violation Summary: Property Maintenance
Type: Status Update
Code Officer: Carmen Santos-Alborna

Extension Request:

Case Number: 211208

Named Violator: Realty Brioni Corp.
Property Address: 8918 Collins Ave.
Violation Summary: Work without permit
Type: Final Order time extension 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.