



**TOWN OF SURFSIDE
SPECIAL MASTER HEARING AGENDA**

Wednesday July 15, 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 Alcalá, Clerk's Office

B. Action Items: Five (5) cases

Initial Adjudications:

Case Number: 260410

Named Violator: Raphael Ammar & Batya Ammar

Property Address: 924 93 St.

Violation Summary: Expired permit

Type: Initial Adjudication

Code Officer: Carmen Santos-Alborna

Case Number: 251691

Named Violator: Jonathan Greenblatt & Sarit Itenberg

Property Address: 9332 Carlyle Ave.

Violation Summary: Work without permit

Type: Initial Adjudication

Code Officer: Emmanuel Santana

Fine Mitigation:

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

Case Number: 251191

Named Violator: Encyclia C Group LLC
Property Address: 9472 Harding Ave.
Violation Summary: Property Maintenance
Type: Fine mitigation request
Code Officer: Emmanuel Santana

Case Number: 240674

Named Violator: Atlantic Rose Condominium Association
Property Address: 8816 Collins Ave.
Violation Summary: Work without permit
Type: Fine 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.