



**SPECIAL MAGISTRATE HEARING  
CITY OF MIAMI SPRINGS, FLORIDA**

**Special Magistrate Victor H De Yurre, Esq.**

**AGENDA**

**Regular Meeting**

**Tuesday, February 3, 2026 5:30 p.m.**

**Rebecca Sosa Theater – 2<sup>nd</sup> Floor**

**1401 Westward Drive – Miami Springs**

**1. CALL TO ORDER**

**2. INVOCATION AND SALUTE TO THE FLAG**

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**3. FINE REDUCTION:**

**1) Case # 22-0592**  
Address: 261 Westward Dr  
**Owner: Sigler Holdings Inc**  
Violation: 113-01 – Receipt Required (Antojos Peruanos – 104-106)  
**Officer: Carlos Valdivia**

**4. APPEAL:**

**1) Case # 25-1609**  
Address: 1315 Ludlam Dr  
**Owner: Joel R & Susanne M Hernandez**  
Violation: 96-18/19 – Alley & Sidewalk Encroachment (Hedges)  
**Officer: Rosemary Novo**

**5. NEW BUSINESS:**

**1) Case # 21-00336**  
Address: 508 Mokena Dr  
**Owner: John J & Ingrid Lloyds**  
Violation: 151-04 – Application for Building Permits (Fence)  
**Officer: Carlos Valdivia**

**2) Case # 25-1974**  
Address: 1161 Swan Ave  
**Owner: Jose Luis Carabajal**  
Violation: 113-01 – Receipt Required (BTR & Vacation Rental)  
**Officer: Carlos Valdivia**

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**3) Case # 25-1449**  
Address: 272 Cherokee St  
**Owner: Mara Zapata**  
Violation: 151-04 – Application for Building Permits (Fence)  
**Officer: Pablo Edo**

**4) Case # 24-1384**  
Address: 324 Navarre Dr  
**Owner: Israel Salazar; Mirza Martinez**  
Violation: 151-04 – Application for Building Permits (EV Charger)  
**Officer: Pablo Edo**

**5) Case # 24-1348**  
Address: 580 Palmetto Dr  
**Owner: Medardo Arias**  
Violation: 151-04 – Application for Building Permits (Mini-Split)  
**Officer: Pablo Edo**

**6) Case # 23-0461**  
Address: 509 De Soto Dr  
**Owner: Brian J Regan**  
Violation: 93-13 – Maintenance of Property by Owner (Grass / Weeds)  
**Officer: Pablo Edo**

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**7) Case # 24-0555**  
Address: 571 Raven Ave  
**Owner: Zaidel Sanz Castro**  
Violation: 151-04 – Application for Building Permits (Interior/Exterior Remodel)  
**Officer: Rosemary Novo**

**8) Case # 24-0554**  
Address: 571 Raven Ave  
**Owner: Zaidel Sanz Castro**  
Violation: 151-04 – Application for Building Permits (EV Charger)  
**Officer: Rosemary Novo**

**9) Case # 21-1997**  
Address: 800 Hunting Lodge Dr  
**Owner: Marielena Martell & David Ventura**  
Violation: 151-04 – Application for Building Permits (Bathroom Remodel)  
**Officer: Rosemary Novo**

**10) Case # 18-00049**  
Address: 811 Plover Ave  
**Owner: Inez, Ray, Robin, Terry & Christopher Jagessar**  
Violation: 151-04 – Application for Building Permits (Bathroom Remodel)  
**Officer: Rosemary Novo**

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**6. DEFAULTS:**

**1) Case # 24-1611**  
Address: 141 Palmetto Dr  
**Owner: David Lopez; Susell Michel**  
Violation: 93-13 (B) – Grass & Weeds  
**Officer: Pablo Edo**

**2) Case # 23-0221**  
Address: 533 Palmetto Dr  
**Owner: Marie Bellas**  
Violation: 150-016 (G) (9) – Off-Street Parking  
**Officer: Pablo Edo**

**3) Case # 24-0496**  
Address: 279 Azure Way  
**Owner: Ofelia Echemendia TRS**  
Violation: 93-11 – Illegal Dumping  
**Officer: Rosemary Novo**

**4) Case # 24-0610**  
Address: 299 Azure Way  
**Owner: Ofelia Echemendia TRS**  
Violation: 93-11 – Illegal Dumping  
**Officer: Rosemary Novo**

**5) Case #** 24-1078  
Address: 500 Plover Ave  
**Owner:** Sergio Enrique Castillo; Chantel Hevia  
Violation: 150-017 – Recreational Vehicles  
**Officer:** Rosemary Novo

**6) Case #** 24-0900  
Address: 720 Wren Ave  
**Owner:** Nicole E Fernandez  
Violation: 151-04 – Application for Building Permits (Front Door)  
**Officer:** Rosemary Novo

**7) Case #** 23-0756  
Address: 981 Raven Ave  
**Owner:** Jonathan Mano Rey  
Violation: 96-18/19 – Alley Encroachment (Hedges)  
**Officer:** Rosemary Novo

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## 7. ADJOURNMENT:

If any person decides to appeal any decision made by the Special Magistrate with respect to any matter considered at this meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made which record includes the testimony and evidence upon which the appeal is based (F.S. 286.0105) 1981.