



## **NOTICE OF PUBLIC HEARING**

All interested persons are hereby notified that the Historic Preservation Board of the City of Miami Springs, Florida, will conduct the following public hearing at a special meeting scheduled for **Tuesday, September 23, 2025, at the Miami Springs City Hall, 201 Westward Drive, Miami Springs, Florida**. The public hearing will begin at 6:00 p.m. to consider the following matters:

CERTIFICATES OF APPROPRIATENESS:

### **201 Curtiss Parkway**

An application for the issuance of a Special Certificate of Appropriateness for the property at 201 Curtiss Parkway, Miami Springs Nursing and Rehab Center, Folio Number: 05-3119-010-2480, legally described as Parcel 1: Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and; Parcel 2: Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and; Parcel 3: Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami-Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and; Parcel 4: All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69-429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and; Parcel 5: South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and; Parcel 6: Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and; Parcel 7: Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida, of the Public Records of Miami-Dade County, Florida. The application requests approval for structural, roof,

windows and door replacements, masonry work, wood and metal repairs, painting and alterations to the facility.

NOTICE IS FURTHER GIVEN that two or more members of the City of Miami Springs City Council may be present during this meeting and may discuss items that may come before the City Council.

Erika Gonzalez-Santamaria, MMC, City Clerk

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in this proceeding should contact the City Clerk, 201 Westward Drive, Miami Springs, Florida 33166. Telephone: 305.805.5006, no later than seven days prior to the proceeding.