



City of Miami Springs

201 Westward Drive Miami Springs, FL 33166

Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

NOTICE OF PUBLIC HEARING

The Miami Springs Board of Adjustment will meet on **Monday, November 17, 2025**, in the Adult Community Center, 101 Apache Street, Dining Hall at **6:00 PM**, at which time the matter(s) set forth below will be heard.

Case Number(s)	03-V-25
Applicant(s)	Judith Montejo ("Applicant")
Address	1101 Quail Ave And 1121 Quail Ave ("Property")
Folio Number(s)	05-3013-037-0070 05-3013-037-0080
Zoning	R-1B Single Family Residential
Lot Size	+/- 20,206 sq. ft.

The applicant is requesting approval for two dimensional variances in connection with the proposed unification of 1101 Quail Avenue (folio 05-3013-037-0070) and 1121 Quail Avenue (folio 05-3013-037-0080) through a Unity of Title to allow development of a single principal structure across both lots. Specifically, the request is for a variance to allow a 15-foot front setback along Hammond Drive, where Sec. 150-042(D) of the City's Zoning Code requires a minimum of 30 feet, and a variance to allow a 7.5-foot rear setback along the west property line (1121 Quail Ave), where Sec. 150-042(F) of the Code requires a minimum of 25 feet. Both variances are necessitated by the lot unification, which changes the designation of yard areas and results in existing conditions becoming nonconforming.



You are invited to attend the meeting(s) in person, or you may express your comments in writing to the Office of the City Clerk no later than noon (12:00 p.m.) on the day of the meeting(s).

The above hearing(s) may be continued or deferred to a new date and time certain without further notice provided the date and time of the continuance or deferral is announced at the hearing(s). The relevant application and legislation may be inspected at the Office of the City Clerk during regular business hours. The meeting agenda(s) is/are available online at: <https://www.miamisprings-fl.gov/meetings>.

All interested parties will be heard. If a person decides to appeal any decision made at this hearing, they will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). The City does not furnish verbatim transcripts. Interested parties should make the necessary arrangements for verbatim transcripts. For further information regarding the advertised items, contact the City Clerk at (305) 805-5006.

In accordance with the Americans with Disabilities Act and Florida Statutes §286.26, persons with disabilities needing special accommodation to participate in this proceeding should contact the City Clerk, no later than four days prior to the proceeding at (305) 805-5006 for assistance. If hearing impaired, contact the Florida Relay Service Number: (800) 955-8771 (TDD).

Erika Gonzalez-Santamaria, MMC, City Clerk
City of Miami Springs, Florida

