



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)	04-V-25
Applicant(s)	Marisol Martinez and Renier Martinez ("Applicant")
Address	1240 Falcon Ave ("Property")
Folio Number(s)	05-3024-017-0770
Zoning	R-1C Single Family Residential
Lot Size	+/- 9,525 sq.ft.

The applicant is requesting approval of a dimensional variance for the property located at 1240 Falcon Avenue (folio 05-3024-017-0770), zoned R-1C Single-Family Residential District. The request is for a reduction of the required rear setback from 25 feet to 15 feet, pursuant to Sec. 150-043 of the City's Zoning Code, in order to construct a one-story addition of approximately 1,471 sq. ft. with a 400 sq. ft. covered patio. Approval of the variance would allow the principal structure to be extended to within 15 feet of the rear property line.



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

