



# City of Miami Springs

201 Westward Drive Miami Springs, FL 33166

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

## NOTICE OF HEARINGS REGARDING PROPOSED ORDINANCE AMENDING THE TOWN COMPREHENSIVE PLAN'S FUTURE LAND USE MAP (FLUM)

**NOTICE IS HEREBY GIVEN** that the City of Miami Springs City Council, sitting in its capacity as the Local Planning Agency, will hold a public hearing on **Monday, November 10, 2025**, in the Community Center, 1401 Westward Drive, 2<sup>nd</sup> Floor at 6:30 PM, at which time the matter(s) set forth below will be heard. Immediately following the meeting of the City's Local Planning Agency, on **Monday, November 10, 2025**, at 7:00 PM or as soon thereafter as possible, the City Council will hold a public hearing and first reading of the Ordinance described below:



**AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, [APPROVING/APPROVING WITH CONDITIONS/DENYING] A SMALL-SCALE AMENDMENT TO THE CITY'S FUTURE LAND USE MAP (FLUM) DESIGNATION FOR THE PROPERTIES GENERALLY LOCATED AT 201 CURTISS PARKWAY (DESIGNATED PROPERTY FOLIO NOS. 05-3119-010-0620 AND 05-3119-010-0680) FROM "SINGLE FAMILY RESIDENTIAL" TO "MEDICAL/RESIDENTIAL"; PROVIDING FOR AUTHORIZATION; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.**

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