



City of Miami Springs

201 Westward Drive Miami Springs, FL 33166

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



At the Heart of it All!

NOTICE OF PUBLIC HEARINGS

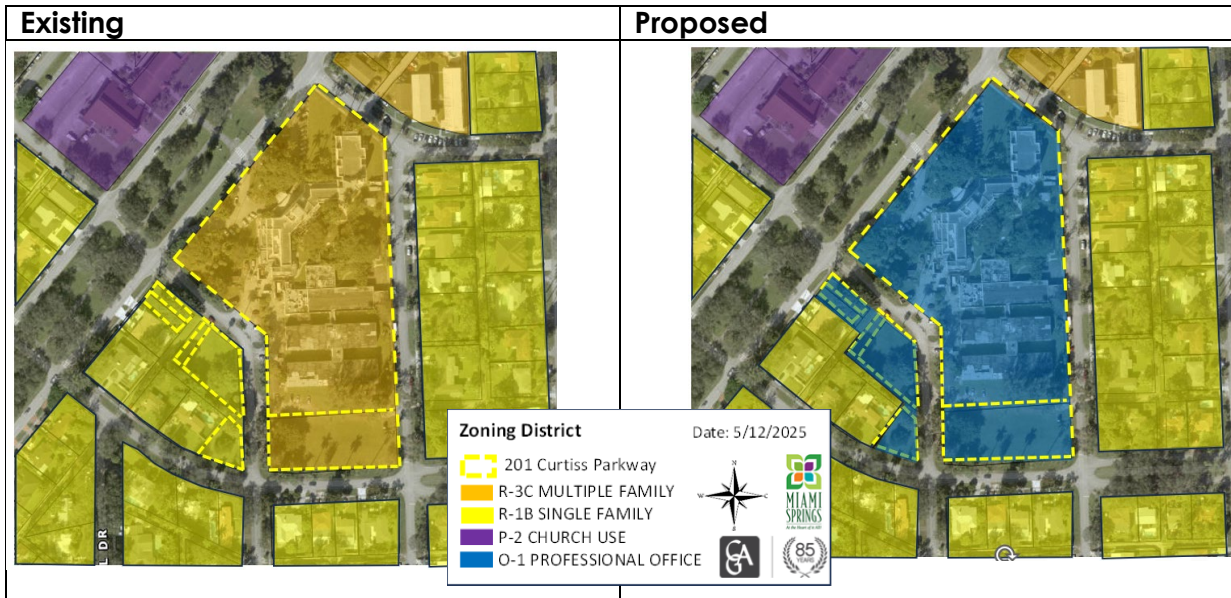
The Miami Springs Zoning and Planning Board will meet on **Tuesday, December 2nd, 2025**, at the Miami Springs Adult Community Center, 101 Apache Street, at **6:30 PM**, at which time the matter(s) set forth below will be heard.

The Miami Springs City Council will meet on **Monday, December 8th, 2025**, at the Miami Springs Community Center, 1401 Westward Drive, at **7:00 PM**, at which time the matter(s) set forth below will be heard.

Applicant(s)	Fairhaven Propco LLC ("Applicant")
Address	201 Curtiss Parkway ("Property")
Folio Number(s)	05-3119-010-2480, 05-3119-010-0620, 05-3119-010-0630, 05-3119-010-0640, 05-3119-010-0680, 05-3119-010-0690, 05-3119-013-1010
Type of Application	Rezoning and Zoning Code Text Amendment
Current Zoning	R-3C MULTIPLE FAMILY MEDIUM DENSITY (05-3119-010-2480 and 05-3119-010-0620) and R-1B SINGLE FAMILY RESIDENTIAL (05-3119-010-0630, 05-3119-010-0640, 05-3119-010-0680, 05-3119-010-0690 and 05-3119-013-1010)
Proposed Zoning	O-1 PROFESSIONAL OFFICE DISTRICT (all folios)

The applicant is requesting to amend the zoning designation of the property located at 201 Curtiss Parkway, which includes the parcels identified by Folio Nos. 05-3119-010-2480, 05-3119-010-0620, 05-3119-010-0630, 05-3119-010-0640, 05-3119-010-0680, 05-3119-010-0690, and 05-3119-013-1010, from their current zoning, as described above, to O-1 Professional Office District.

The applicant is also requesting approval to amend the text of Section 150-080, O-1 Professional Office District, in the City's Zoning Code, to add certain development standards, which will be applicable to a concurrent site plan approval application.



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