



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 City Council will meet as the Board of Appeals on **Monday, June 30, 2025**, in the Council Chambers at City Hall, 201 Westward Drive, at **6:00 PM**, at which time the matter(s) set forth below will be heard.

Appellant Information	Property Subject of Appeal
Michelle Ferreira Owner of 300 Falcon Avenue Folio No.: 05-3118-016-1591 Zoning: R-1C Single Family Residential Lot Size: 7,500 sq. ft.	200 N Esplanade Drive Owners: Jovany Jimenez, Ambar Sara Preval Folio No.: 05-3118-016-1590 Zoning: R-1C Single Family Residential Lot Size: 7,500 sq. ft.

Michelle Ferreira (the “Applicant” or “Appellant”), the owner of the property located at 300 Falcon Avenue, has filed an administrative appeal with the City of Miami Springs relating to the City’s administrative determination of setbacks applicable to her neighbor’s property located at 200 N Esplanade Drive (“Esplanade Property”). The Applicant requests that a building permit issued for the Esplanade Property be revoked and that a stop work order be issued.

On February 26, 2025, the City’s Board of Adjustment held a hearing and recommended that the appeal be denied and that the City’s Administrative Official’s decision from which the appeal was taken be affirmed. The City’s Administrative Official’s decision provides that the location of the front yard of the Esplanade Property is on Falcon Avenue and the yard of the Esplanade Property adjacent to the Applicant’s property at 300 Falcon Avenue is a side yard. On April 28, 2025, the City Council affirmed the Board of Adjustment’s recommendation. The Applicant has appealed the City Council’s decision. The City Council will meet as a Board of Appeals on Monday, June 30, 2025 to consider the matter.

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, as applicable, 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.



City of Miami Springs
Public Hearing Notice

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

