



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 HEARING

The Miami Springs Board of Adjustment will meet on **Thursday, June 25, 2026**, 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.

The Miami Springs City Council will thereafter conduct a public hearing on the same application on **Thursday, July 23, 2026**, at **6:00 PM**, at the same location.

Case Number(s)	02-V-26
Applicant(s)	Pilar Barreras ("Applicant")
Address	1184 Westward Drive ("Property")
Folio Number(s)	05-3024-004-1680
Zoning	R-1D Single-Family Residential District
Lot Size	+/- 8,050 Sq.Ft.

Summary of Request

The Applicant requests variances from the accessory structure setback requirements of Sec. 150-044(A)(2) of the City Code in order to legalize an existing detached pergola located within the southwest corner of the rear yard of the property located at 1184 Westward Dr within the R-1D Single-Family Residential District.

Based on the materials submitted, the existing pergola measures approximately twelve (12) feet by ten (10) feet (approximately 120 square feet) and is located approximately four (4) feet from the rear property line and approximately four (4) feet from the west street-side property line. Accordingly, the request seeks relief from the required five (5) foot rear setback and fifteen (15) foot street-side setback applicable to accessory structures on corner lots pursuant to Sec. 150-044(A)(2) of the City Code.

A RESOLUTION OF THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AFFIRMING A RECOMMENDATION OF THE CITY'S BOARD OF ADJUSTMENT TO **DENY / APPROVE / APPROVE WITH CONDITIONS AN APPLICATION BY THE PILAR BARRERAS FOR THE PROPERTY LOCATED AT 1184 WESTWARD DRIVE (FOLIO NO. 05-3024-004-1680) TO PERMIT (i) A FOUR (4) FOOT REAR YARD SETBACK WHERE FIVE (5) FEET ARE OTHERWISE REQUIRED AND (ii) A FOUR (4) FOOT SIDE YARD SETBACK WHERE FIFTEEN (15) FEET ARE OTHERWISE REQUIRED FOR AN ACCESSORY STRUCTURE ON A CORNER LOT; PROVIDING FOR CONDITIONS; PROVIDING FOR FINAL ORDER; PROVIDING FOR VIOLATIONS; 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