



CITY OF MIAMI SPRINGS, FLORIDA

Mayor Walter Fajet, Ed.D.

**Vice Mayor Joseph Dion
Councilman Orlando Lamas**

**Councilman Jorge Santin
Councilman Fabian Perez-Crespo**

Decorum: "Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments from the podium."

CITY COUNCIL REGULAR MEETING AGENDA

Monday, January 26, 2026 – 6:30 PM

**Community Center, 1401 Westward Drive, 2nd Floor, Miami Springs, Florida
(In-person and virtually; See the end of the Agenda for additional information)**

1. **Call to Order/Roll Call**
2. **Pledge of Allegiance:** Audience will lead the Pledge of Allegiance and Salute to the Flag.
3. **Public Hearings**
 - A) **Ordinance - First Reading** - An Ordinance Of The City Of Miami Springs, Florida, Creating Section 150-081 Of The City's Code Of Ordinances To Create A New Medical And Residential Care (MRC) Zoning District Permitting Nursing, Convalescent, And Extended-Care Homes; Assisted Living Facilities; And Accessory Uses And Structures Incidental Thereto And Establish Development Parameters Governing Development In The District; Providing For Severability; Providing For Codification; Providing For Implementation; Providing For Conflicts; And Providing For An Effective Date.
 - B) **Ordinance - First Reading** - An Ordinance Of The City Of Miami Springs, Florida, Approving A Zoning Map Amendment To Rezone Approximately ±5.49 Net Acres Of Property Located At 201 Curtiss Parkway And Designated Property Folio Nos. 05-3119-010-2480 And 05-3119-010-0620, From R-3C Multiple Family Residential, Medium Density To MRC Medical And Residential Care; Providing For Findings; Providing For Recording; Providing For Conflicts; Providing For Severability; And Providing For An Effective Date.
4. **Adjourn**



**CITY OF MIAMI SPRINGS
PUBLIC MEETING NOTICE**

The City of Miami Springs will hold a Council meeting on:

**Monday, January 26, 2026 at 6:30 PM
Community Center, 1401 Westward Drive, 2nd Floor, Miami Springs, Florida
(Physical Meeting Location)**

The meeting agenda is available online at: <https://www.miamisprings-fl.gov/meetings>

Elected officials and City staff will participate from the physical meeting location. Members of the public may attend the meeting in person at the physical meeting location, or, alternatively, may watch the meeting by following these instructions:

ATTEND THE MEETING IN PERSON AT THE PHYSICAL MEETING LOCATION

The meeting will be held in person at the physical meeting location stated above. Admission to the physical meeting location is on a first-come, first-serve basis and space is limited. Doors will open 30 minutes prior to the meeting start time.

WATCH AND/OR PARTICIPATE IN THE MEETING

- **YouTube:** <https://www.youtube.com/channel/UC2at9KNnqUxZRSw1UkhdHLQ/featured>
- **From your computer/mobile device:** <https://www.miamisprings-fl.gov/meetings>

Any person requiring special accommodations to access this proceeding is asked to advise the City at least 2 days before the proceeding by contacting the City Clerk at cityclerk@miamisprings-fl.gov.

PUBLIC COMMENTS WILL BE ACCEPTED BY THE FOLLOWING MEANS:

EMAILED COMMENTS: Members of the public may email their public comments to the City in advance of the meeting. Please email the City at cityclerk@miamisprings-fl.gov by 12:00 p.m. on the day of the meeting with the subject line "PUBLIC COMMENT" and the following information in the body of the email: Your Name, Address, if you are a hired Consultant or City Employee, and/or if you are engaged in Lobbying Activities and/or representing an organization. Please limit your comments to no more than 350 words. Public comments received via email may be read into the record during the public comment portion of the agenda, if any.

IN-PERSON COMMENTS: Members of the public may attend the meeting at the physical meeting location stated above and deliver their public comments in person during the public comment portion of the agenda.

Please provide the following information before delivering your comments: Your Name, Address, if you are a hired Consultant or City Employee, and/or if you are engaged in Lobbying Activities and/or representing an organization.

A time limit may be imposed for each speaker during public comment.
Your cooperation is appreciated in observing the time limit.

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the City Council, shall be barred from further audience before the City Council by the Mayor, unless permission to continue or again address the City Council is granted by the majority vote of the City Council members present. In accordance with the foregoing, the City Council has

determined that racial or ethnic slurs, personal attacks and comments unrelated to City matters or issues constitute prohibited comments when addressing the Council during public comments.

PUBLIC RECORDS

The meeting will be recorded for later viewing and is a public record. The virtual chat, if any, will be saved and is a public record. Minutes of the meeting will be taken and will be made available.

**NOTICE PURSUANT TO §286.0105, FLORIDA STATUTES
IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING OR HEARING, HE OR SHE WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR SUCH PURPOSE, HE OR SHE 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.**

AMERICANS WITH DISABILITIES ACT

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this proceeding is asked to advise the City at least 2 days before the proceeding by contacting the City Clerk's Office at 305-805-5006.

LOBBYING ACTIVITIES

In accordance with Section 33-01 of the City Code, adopting Section 2-11.1(s) of the Miami-Dade County Code, any person engaging in lobbying activities, as defined therein, must register at the City Clerk's Office before addressing the City Council on the agenda items or engaging in lobbying activities. Specifically, all persons, firms or corporations employed or retained by a principal who seeks to encourage the passage, defeat, or modifications of (1) ordinance, resolution, action or decision of the City Council; (2) any action, decision, recommendation of any City Board or Committee; or (3) any action, decision or recommendation of City personnel during the time period of the entire decision-making process on such action, decision or recommendation which will be heard or reviewed by the City Council, or a City Board or Committee shall register with the City before engaging in any lobbying activities on forms prepared for this purpose and shall state under oath his or her name, business address, the name and business address of each person or entity which has employed said registrant to lobby, and the specific issue on which he or she has been employed to lobby. A copy of the lobbyist registration form is available from the Office of the City Clerk and online at: <https://www.miamisprings-fl.gov/cityclerk/lobbyist-registration-form-0>.

Have questions or need additional information?

Write: cityclerk@miamisprings-fl.gov

Call: 305-805-5006

Mail: 201 Westward Drive, Miami Springs, FL 33166



City of Miami Springs

201 Westward Drive Miami Springs, FL 33166
 Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO City Council

FROM Joshua Nogareda, Senior Planner
 Silvia Vargas, FAICP, Principal Planner
 Calvin, Giordano & Associates, Inc.
 Planning Consultant

CC: City Manager, City Attorney

DATE January 26, 2026

SUBJECT Zoning Map and Zoning Text Amendment– 201 Curtiss Parkway

Case Nos.	Text Amendment: 03-ZP-25 Map Amendment: 04-ZP-25
Applicant(s)	Fairhaven Propco LLC ("Applicant")
Address	201 Curtiss Parkway (collectively, "the Property")
Folio Number(s)	05-3119-010-2480 & 05-3119-010-0620
Current Future Land Use	Medical/Residential: 05-3119-010-2480 Single-Family Residential: 05-3119-010-0620 <u>Note:</u> Concurrent application to redesignate the Single-Family Residential parcel to Medical-Residential was approved by City Council on 1 st reading on November 11, 2025
Current Zoning District	R-3C MULTIPLE FAMILY MEDIUM DENSITY

Property

Located at 201 Curtiss Parkway, the subject property (the "Property") is comprised of seven (7) parcels, totaling approximately ±6.86 net acres located at 201 Curtiss Parkway, including the properties zoned R-3C Multiple Family Residential, Medium Density identified by Folio Nos. 05-3119-010-2480 and 05-3119-010-0620, and R-1B Single-Family Residential for parcels identified by Folio Nos. 05-3119-013-1010, 05-3119-010-0690, 05-3119-010-0640, 05-3119-010-0630, and 05-3119-010-0680.

The Property, licensed as a nursing home facility with a maximum capacity of 329 beds, operates as the Miami Springs Skilled Nursing and Rehabilitation Center. The site includes approximately forty-four (44) parking spaces.

Importantly, the site houses the original Miami Springs Hotel, also known as the Country Club Hotel, which was developed in 1927. This building is a designated historic structure under the City's regulations.

The full legal description, including all seven parcels, is the following:

Parcel 1:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 2:

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 3:

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami-Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69-429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 6:

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 7:

Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

Of the seven parcels listed above, only Parcels 4 and 5 (identified by Folio Nos. 05-3119-010-2480 and 05-3119-010-0620) are proposed for rezoning as part of the current request. Figure 1. *Site Aerial Map* provides a visual reference of the Property layout and surrounding context.

Figure 1. Site Aerial Map



Site Aerial Map
201 Curtiss Parkway
Date: 5/12/2025

Proposal Summary

The Applicant initially requested a zoning change for all seven (7) parcels, seeking to rezone them into a district that permits nursing, convalescent, and extended-care homes in order to accommodate the existing licensed nursing home facility.¹

The Zoning and Planning Board (the "Board") considered the original request on December 2, 2025. Instead of approving the application as submitted, the Board voted to recommend that the City Council create a new zoning district specifically tailored to the Applicant's requested uses. On December 8, 2025, the City Council accepted the Board's recommendation.

Accordingly, at the direction of the City Council, the Applicant now proposes a Zoning Code Text Amendment to create Section 150-081, MRC – Medical and Residential Care District, establishing a new zoning district and associated development standards for nursing, convalescent, and extended-care homes.

Simultaneously, the applicant is requesting a Zoning Map Amendment to rezone the two indicated parcels, identified by Folio numbers 05-3119-010-2480 and 05-3119-010-0620 from R-3C - Multiple Family Residential, Medium Density zoning to the new MRC - Medical and Residential Care District zoning.

It is noted that the public right-of-way for Reinette Drive separates these two parcels from the remaining parcels that comprise the Applicant's Property.

The Property's existing zoning and proposed zoning reclassification are presented on the next pages.

¹ The Applicant has also separately applied for: **(a) Site Plan Review** for the proposed redevelopment of the Property which will include renovation of the existing structures, construction of a new three-story building, and the development of a new surface parking lot to support the expanded use; **(b) Future Land Use Map (FLUM) amendment** to redesignate one parcel to the Medical/Residential category; and **(c) two Certificates of Appropriateness** from the City's Historic Preservation Board to approve the rehabilitation of existing structures and the proposed new development.

This Staff Report examines only the proposed Zoning Map and Zoning Code Text Amendments. Both requests are contingent upon the adoption of the FLUM amendment, which was considered on 1st reading by Council at their November 11th, 2025, meeting. The Site Plan Approval will be considered by Council separately, and its approval is contingent upon the FLUM, the Zoning Map and the Text Amendments all being approved by Council.

The Historic Preservation Board considered and approved both requested Certificates of Appropriateness with conditions at its September and October 2025 meetings.

Property History

The property located at 201 Curtiss Parkway was originally developed in 1927 as the Hotel Country Club aka Pueblo Hotel by aviation pioneer Glenn H. Curtiss. In 1930, the Property was sold to Dr. John Harvey Kellogg, who converted the hotel into the Miami-Battle Creek Sanitarium, a health resort focused on therapeutic wellness and lifestyle medicine. During World War II, the facility was leased to the Air Transport Command for use as a convalescent facility for military personnel. After the war, it reverted to the Kellogg operation and continued functioning as a wellness center.

In 1959, the site was sold to the Palms Spa Corporation and remained in health-related use. Over time, the Property transitioned into a senior care facility and changed ownership several times—first to Lutheran Services for the Elderly, and later to Fair Havens Realty Corp. LLC. In 2019, the Property was acquired by Fair Havens PropCo LLC, which continues to operate the site as the Miami Springs Nursing & Rehabilitation Center, a licensed 329-bed nursing facility.

The original hotel building, located at the northwest corner of the site, was formally designated a Historic Site by the City of Miami Springs Historic Preservation Board on February 23, 1984, pursuant to the City's Historic Preservation Ordinance. The property has seen several expansions throughout its history. The Kellogg Wing, added in the 1930s, marked the transition from hotel to sanitarium, while additional buildings constructed along Navarre Boulevard in the 1970s supported its long-term use as a nursing home.

Today, the site continues to serve as a nursing and rehabilitation center, providing 269 Skilled Nursing Facility (SNF) beds and 60 Assisted Living Facility (ALF) beds for a total of 329 beds. However, like many similar older facilities, the Miami Springs Nursing & Rehabilitation Center experienced operational challenges during the COVID-19 pandemic related to room occupancy and shared accommodations. Although the facility is licensed for the number of beds it provides, the current buildings do not adequately meet modern healthcare standards that prioritize patient privacy, infection control, and quality of care.

To address these concerns, the applicant, in a separate application seeking Site Plan approval, proposes to relocate 117 of the existing licensed beds into new rooms within a three-story addition. The proposal does **not** increase the total number of beds; rather, it seeks to redistribute existing capacity.

Figure 2. Zoning Map - Existing:



Figure 3. Zoning Map - Proposed:



The current zoning district includes the following standards:

R-3C Multiple-family Residential District (Sec. 150-062):

- Uses permitted: Any use permitted in the R-3A district (which include any use permitted in the R-1A district, multiple-family dwelling and apartment house not to exceed seven units, and hotels with restrictions); guest houses, tourists homes, boarding and lodging houses not to exceed 30 units; signs and parking in accordance with the respective provisions in the Code. Uses permitted in the R-1A district include single-family dwellings, conforming to the regulations for the district.
- Maximum building height: 40 feet or three stories.
- Minimum building site area: varies; for a two-family dwelling, 10,000 square feet per family unit; for a multiple-family dwelling, 2,400 square feet per family unit.
- Minimum front footage: 75 feet.
- Maximum lot coverage: 30 percent.
- Minimum floor area for multifamily: 600 sq. ft. per one bedroom unit; 750 sq. ft. per two-bedroom unit; 900 sq. t. per three-bedroom unit.

Minimum setbacks:

- Front yard: 30 feet.
- Side yard: 10% of the average width of the lot or parcel. However, where any lot or parcel of property in this district adjoins a single-family residential district, the side yards must be at least 15 feet for a single-story structure, 20 feet for a 2-story structure; and 25 feet for a 3-story structure. Also, in that situation, off-street parking shall not go into the required side yards.
- Rear yard: 20 feet.
- Screening/buffering: A minimum of 5 feet along any boundary of any lot or parcel of property which adjoins a residential district.

The Applicant proposes to amend the zoning code to create Section 150-081, MRC – Medical and Residential Care District, establishing the MRC Zoning District and associated development standards, with changes proposed as follows (text additions proposed by the Applicant are reflected in underline):

Sec. 150-081. MRC - Medical and residential care district.

(A) Purpose. There shall be a medical and residential care district, MRC, established for facilities that provide long-term care and supportive services to individuals with chronic medical conditions, mobility or physical impairments, or age-related needs that require assistance with daily living.

(B) Uses permitted. Nursing, convalescent, and extended-care homes; assisted living facilities; and accessory uses and structures that are clearly incidental, subordinate, and customarily associated to a permitted principal use; that do not exist independently of

such principal use; and that exist to serve the needs of patients, residents, or visitors of the facility.

(C) Building site area required. The minimum building site area required shall be a lot or parcel of land 22,000 square feet in area.

(D) Building height. The maximum building height shall be forty (40) feet or three (3) stories. Elevator and mechanical equipment projections may extend above the main structure, provided such features do not exceed ten (10) feet above the height of the parapet. All rooftop mechanical equipment shall be fully screened from adjacent properties.

(G) Building setbacks.

(1) All yards facing a street: fifteen (15) feet.

(2) Side yards: fifteen (15) feet.

(3) Rear yard: fifteen (15) feet.

(H) Residential buffer. The setback areas of side and rear yards abutting existing single family residential uses or zoning, as well as yards facing existing single family residential uses or zoning across streets of sixty (60) feet or less in width, must be developed with a densely planted greenbelt of not less than five (5) feet in width, penetrated only at points necessary for vehicular or pedestrian ingress or egress to the property.

(I) Parking. At least one (1) parking space for each two (2) beds for patients contained in such buildings.

(J) Pervious Pavement. Where feasible, all parking areas shall be constructed with pervious pavement systems, such as approved grid or cell systems, permeable pavers, pervious concrete, or porous asphalt capable of providing a minimum surface infiltration rate of at least 1.5 inches per hour (ASTM C1701 or equivalent). Native soils shall demonstrate an exfiltration rate of at least 0.5 inches per hour, or the system shall incorporate an engineered underdrain, subject to approval by the City Manager or designee.

(K) Pervious Surface. A minimum of twenty (20) percent of the lot area shall consist of pervious surface area.

(L) Lot Coverage. The maximum lot coverage shall not exceed sixty-five (65) percent of the lot area.

(M) Generators. A permanent emergency generator shall be required at any nursing, convalescent, or extended-care home. The installation of the required generator shall be subject to all permit requirements and shall be inspected and approved by the city and installed prior to the issuance of a certificate of use. The permanent generator shall have sufficient operating capacity, and either sufficient on-site fuel storage capacity (with sufficient fuel) or a continuous fuel source by means of permanently installed

infrastructure providing fuel to the site of the facility, to provide power to all permanently installed electrical power systems at the facility, as well as all medical equipment necessary to sustain life and health of patients and all residents and to power HVAC systems to maintain a temperature at or below 81 degrees Fahrenheit for at least 96 hours after a power outage, and a 72-hour supply of fuel on-site.

(N) Signs. See Signs, § 150-030. Nursing, convalescent and extended-care homes shall also have at a minimum the term "Nursing Home," "Convalescent Home" or "Extended-Care Home," as applicable, located on and oriented to the frontage on the street which provides actual and direct access to the front or principal entrance of the place of residence or facility in letters of no less than six (6) inches high and no more than what § 150-035 allows.

(O) Existing Nonconforming Historic Structures. Existing structures located on a historically designated site or a site developed with a historically designated structure may retain existing nonconforming setbacks, encroachments, and building height. Subject to the approval of the Historic Preservation Board, historic elements that exceed maximum building height limits may be re-introduced to historically-designated structures.

Staff Analysis

The zoning petition process requires the Applicant to demonstrate that the proposed use is consistent with the goals, objectives, and policies of the City, compatible with the character and purpose of the surrounding zoning designations and would not create unfavorable conditions that could affect the public health, safety, and welfare of the City and its residents.

Staff reviewed the proposed amendments and find that, contingent upon the approval of the associated Future Land Use Map (FLUM) amendment, the request to rezone and amend the regulations of the proposed zoning would be consistent with the City's Comprehensive Plan and Zoning Code. The applicant proposes to rezone two (2) parcels from R-3C (Multiple Family Residential, Medium Density) to MRC (Medical and Residential Care District). If the FLUM amendment is approved and the Medical/Residential designation is applied to all seven parcels, the proposed zoning would establish consistency between the Future Land Use Map and the Zoning Map.

The MRC District, as it would be defined in the proposed new Section 150-081 of the Zoning Code, will allow uses such as "nursing, convalescent, [and] extended-care homes," and provides a more appropriate zoning classification for the existing, legally nonconforming use operating on the site.

The intent of the proposed text amendment is to provide clearer development standards specifically for nursing and extended-care homes, supporting regulatory consistency for this project and potential future similar uses in the city. This amendment introduces improved, context-protective standards for the specific uses they regulate, including parking, lot coverage, impervious area, and buffering requirements that are not present today.

Any compatibility concerns will be addressed through the concurrent Site Plan Review process submitted as part of the development application.

Recommendations

Staff recommend **approval** of the Zoning Map Amendment, subject to the approval of the Future Land Use Map amendment, as the request:

1. Would align the site's zoning with the proposed Medical/Residential land use designation.
2. Supports the integration of a nonconforming use into a compatible, conforming zoning district.
3. Aligns with the goals, objectives, and policies of the City's Comprehensive Plan.
4. Is not anticipated to adversely affect the public health, safety, or welfare.

Staff also recommend **approval** of the Zoning Code Text Amendment.

Attachments

The following documents are attached to this report as reference to the Application.

1. Application (On file, available via the City Clerk's office)
2. Ordinance Amending Zoning Map
3. Ordinance Approving Zoning Text Amendment
4. Proposed Text Amendment – Exhibit A to Ordinance Approving Text Amendment (Applicant proposal)

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY ±5.49 NET ACRES OF PROPERTY LOCATED AT 201 CURTISS PARKWAY AND DESIGNATED PROPERTY FOLIO NOS. 05-3119-010-2480 AND 05-3119-010-0620, FROM R-3C MULTIPLE FAMILY RESIDENTIAL, MEDIUM DENSITY TO MRC MEDICAL AND RESIDENTIAL CARE; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fairhaven Propco LLC (the “Applicant”) has submitted an application requesting a change to the existing zoning classification of approximately ±5.49 net acres of property located at 201 Curtiss Parkway, more particularly identified by Property Folio Numbers 05-3119-010-2480 and 05-3119-010-0620 (the “Property”), as legally described in Exhibit “A” attached hereto; and

WHEREAS, the Property is presently zoned R-3C Multiple Family Residential, Medium Density for the parcels identified by Folio Numbers 05-3119-010-2480 and 05-3119-010-0620; and

WHEREAS, the Application seeks to change the existing zoning classification for the Property from R-3C Multiple Family Residential, Medium Density, to the MRC Medical and Residential Care District in order to place the existing licensed nursing home facility into a zoning district in which nursing, convalescent, and extended-care homes are permitted uses (the “Application”); and

WHEREAS, after careful review and deliberation of the Application, City staff has determined that, subject to the approval of the associated Future Land Use Map amendment, the proposed rezoning is consistent with the City’s Comprehensive Plan and in compliance with the City Code of Ordinances (the “Code”), and recommends approval, as set forth in the Staff Report dated January 26, 2026 and

WHEREAS, after a duly noticed public hearing on January 26, 2026, the Zoning and Planning Board (the “Board”) considered presentations by the Applicant and the City, the Application, the Staff Report, and other evidence entered into the record, and, based

upon competent substantial evidence, voted to recommend [approval / approval with conditions / denial] of the Application; and

WHEREAS, pursuant to Section 163.3174(4), Florida Statutes, the City Council, sitting as the Local Planning Agency, held a duly advertised public hearing on ____, 2026, and recommended [approval / approval with conditions / denial] of the Application; and

WHEREAS, on _____, 2026, the City Council conducted a duly noticed public hearing for first reading of the Ordinance, and, after considering the presentations by the Applicant and the City, the Application, the Staff Report, the Board's recommendation, and other evidence entered into the record, voted to [approve / approve with conditions / deny] the Application pursuant to Section 1.04 of the City Charter; and

WHEREAS, on _____, 2026, the City Council conducted a duly noticed public hearing for second reading of the Ordinance, and, after considering the presentations by the Applicant and the City, the Application, the Staff Report, the Board's recommendation, and other evidence entered into the record, voted to [approve / approve with conditions / deny] the Application pursuant to Section 1.04 of the City Charter; and

WHEREAS, the Mayor and City Council find that the proposed Application to change the zoning classification of the Property [is / is not] consistent with Florida Law, the City's Comprehensive Plan, and City Code, [furthers / does not further] the purpose, policies, and intent of same, and [is / is not] in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Decision. The City Council hereby [approves / approves with conditions / denies] the Application requesting a change to the existing zoning classification for the Property from R-3C Multiple Family Residential, Medium Density, to MRC Medical and Residential Care District, as legally described in Exhibit "A" attached hereto and incorporated herein.

Section 3. Authorization. That the City Manager, by and through the Director of Zoning and Planning, is authorized to make the necessary changes to the City's Official

Zoning Map to reflect the change in zoning classification for the Property approved by this Ordinance.

Section 4. Recording. The City, or the Applicant if so requested by the City Clerk, shall record this Ordinance at the Applicant's sole expense in the Public Records of Miami-Dade County, Florida.

Section 5. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 6. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. Effective Date. That this Ordinance shall become effective immediately adoption on Second Reading in accordance with law.

PASSED ON FIRST READING on the ____ day of _____, 2026, on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ___ day of _____, 2026, on a motion made by _____ and seconded by _____. Upon being put to a roll call vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Joseph Dion	_____
Councilmember Orlando Lamas	_____
Councilmember Fabian Perez-Crespo	_____
Councilmember Jorge Santin	_____

WALTER FAJET
MAYOR

ATTEST:

ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

Exhibit "A"

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69-429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, CREATING SECTION 150-081 OF THE CITY'S CODE OF ORDINANCES TO CREATE A NEW MEDICAL AND RESIDENTIAL CARE (MRC) ZONING DISTRICT PERMITTING NURSING, CONVALESCENT, AND EXTENDED-CARE HOMES; ASSISTED LIVING FACILITIES; AND ACCESSORY USES AND STRUCTURES INCIDENTAL THERETO AND ESTABLISH DEVELOPMENT PARAMETERS GOVERNING DEVELOPMENT IN THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miami Springs (the "City") finds it periodically necessary to amend its Code of Ordinances (the "Code") in order to update regulations and procedures to implement municipal goals and objectives; and

WHEREAS, the City Council seeks to clarify and strengthen the provisions applicable to nursing homes, convalescent, and extended-care homes; and

WHEREAS, Fairhaven Propco LLC (the "Applicant") has submitted a petition for a zoning text amendment to the City's Code of Ordinances requesting the creation of a new Medical and Residential Care (MRC) zoning district in accordance with the applicable procedures of the City's Zoning Code; and

WHEREAS, to achieve this objective, the Council has determined that the amendments set forth in Exhibit A attached hereto and incorporated herein should be adopted; and

WHEREAS, on _____, 2026, the Council convened in its capacity as the Local Planning Agency and recommended [approval/approval with modifications/denial] of the proposed Ordinance; and

WHEREAS, after reviewing the Local Planning Agency's recommendations, the recommendations of City staff, and comments from the public, the City Council finds that the proposed amendments to its Code of Ordinances and Land Development Regulations [are/are not] in compliance and consistent with Florida law and with its adopted Comprehensive Plan; and

WHEREAS, the City Council finds that this Ordinance [is/is not] in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Amending Code. That the Code of Ordinances of the City of Miami Springs, Florida, is hereby amended by creating Section 150-081, which shall read as follows: See Exhibit A attached hereto and incorporated herein.

Section 3. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Codification. That it is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the City Code, that the sections of this Ordinance may be renumbered or realtered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. Effective Date. That this Ordinance shall become effective immediately upon adoption on second reading.

PASSED ON FIRST READING on the __ day of _____, 2026, on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ___ day of _____, 2026, on a motion made by _____ and seconded by _____. Upon being put to a roll call vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Joseph Dion	_____
Councilmember Orlando Lamas	_____
Councilmember Fabian Perez-Crespo	_____

Councilmember Jorge Santin

WALTER FAJET
MAYOR

ATTEST:

ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

Exhibit “A”

(See attached)

ARTICLE VIII. OFFICE DISTRICT

Sec. 150-081. MRC - Medical and residential care district.

- (A) Purpose. There shall be a medical and residential care district, MRC, established for facilities that provide long-term care and supportive services to individuals with chronic medical conditions, mobility or physical impairments, or age-related needs that require assistance with daily living.
- (B) Uses permitted. Nursing, convalescent, and extended-care homes; assisted living facilities; and accessory uses and structures that are clearly incidental, subordinate, and customarily associated to a permitted principal use; that do not exist independently of such principal use; and that exist to serve the needs of patients, residents, or visitors of the facility.
- (C) Building site area required. The minimum building site area required shall be a lot or parcel of land 22,000 square feet in area.
- (D) Building height. The maximum building height shall be forty (40) feet or three (3) stories. Elevator and mechanical equipment projections may extend above the main structure, provided such features do not exceed ten (10) feet above the height of the parapet. All rooftop mechanical equipment shall be fully screened from adjacent properties.
- (G) Building setbacks.
- (1) All yards facing a street: fifteen (15) feet.
 - (2) Side yards: fifteen (15) feet.
 - (3) Rear yard: fifteen (15) feet.
- (H) Residential buffer. The setback areas of side and rear yards abutting existing single family residential uses or zoning, as well as yards facing existing single family residential uses or zoning across streets of sixty (60) feet or less in width, must be developed with a densely planted greenbelt of not less than five (5) feet in width, penetrated only at points necessary for vehicular or pedestrian ingress or egress to the property.
- (I) Parking. At least one (1) parking space for each two (2) beds for patients contained in such buildings.
- (J) Pervious Pavement. Where feasible, all parking areas shall be constructed with pervious pavement systems, such as approved grid or cell systems, permeable pavers, pervious concrete, or porous asphalt capable of providing a minimum surface infiltration rate of at least 1.5 inches per hour (ASTM C1701 or equivalent). Native soils shall demonstrate an exfiltration rate of at least 0.5 inches per hour, or the system shall incorporate an engineered underdrain, subject to approval by the City Manager or designee.
- (K) Pervious Surface. A minimum of twenty (20) percent of the lot area shall consist of pervious surface area.
- (L) Lot Coverage. The maximum lot coverage shall not exceed sixty-five (65) percent of the lot area.
- (M) Generators. A permanent emergency generator shall be required at any nursing, convalescent, or extended-care home. The installation of the required generator shall be subject to all permit requirements and shall be inspected and approved by the city and installed prior to the issuance of a certificate of use. The permanent generator shall have sufficient operating capacity, and either sufficient on-site fuel storage capacity (with sufficient fuel) or a continuous fuel source by means of permanently installed infrastructure providing fuel to the site of the facility, to provide power to all permanently installed electrical power systems at the facility, as well as all medical equipment necessary to sustain life and health of patients and all residents and to power

HVAC systems to maintain a temperature at or below 81 degrees Fahrenheit for at least 96 hours after a power outage, and a 72-hour supply of fuel on-site.

- (N) Signs. See Signs, § 150-030. Nursing, convalescent and extended-care homes shall also have at a minimum the term "Nursing Home," "Convalescent Home" or "Extended-Care Home," as applicable, located on and oriented to the frontage on the street which provides actual and direct access to the front or principal entrance of the place of residence or facility in letters of no less than six (6) inches high and no more than what § 150-035 allows.
- (O) Existing Nonconforming Historic Structures. Existing structures located on a historically designated site or a site developed with a historically designated structure may retain existing nonconforming setbacks, encroachments, and building height. Subject to the approval of the Historic Preservation Board, historic elements that exceed maximum building height limits may be re-introduced to historically-designated structures.

Draft



City of Miami Springs

201 Westward Drive Miami Springs, FL 33166
 Phone: (305) 805-5034 Fax: (305) 805-5036 Website: www.miamisprings-fl.gov

CITY OF MIAMI SPRINGS PLANNING DEPARTMENT

STAFF REPORT

TO City Council

FROM Joshua Nogareda, Senior Planner
 Silvia Vargas, FAICP, Principal Planner
 Calvin, Giordano & Associates, Inc.
 Planning Consultant

CC: City Manager, City Attorney

DATE January 26, 2026

SUBJECT Zoning Map and Zoning Text Amendment– 201 Curtiss
 Parkway

Case Nos.	Text Amendment: 03-ZP-25 Map Amendment: 04-ZP-25
Applicant(s)	Fairhaven Propco LLC ("Applicant")
Address	201 Curtiss Parkway (collectively, "the Property")
Folio Number(s)	05-3119-010-2480 & 05-3119-010-0620
Current Future Land Use	Medical/Residential: 05-3119-010-2480 Single-Family Residential: 05-3119-010-0620 <u>Note:</u> Concurrent application to redesignate the Single-Family Residential parcel to Medical-Residential was approved by City Council on 1 st reading on November 11, 2025
Current Zoning District	R-3C MULTIPLE FAMILY MEDIUM DENSITY

Property

Located at 201 Curtiss Parkway, the subject property (the "Property") is comprised of seven (7) parcels, totaling approximately ±6.86 net acres located at 201 Curtiss Parkway, including the properties zoned R-3C Multiple Family Residential, Medium Density identified by Folio Nos. 05-3119-010-2480 and 05-3119-010-0620, and R-1B Single-Family Residential for parcels identified by Folio Nos. 05-3119-013-1010, 05-3119-010-0690, 05-3119-010-0640, 05-3119-010-0630, and 05-3119-010-0680.

The Property, licensed as a nursing home facility with a maximum capacity of 329 beds, operates as the Miami Springs Skilled Nursing and Rehabilitation Center. The site includes approximately forty-four (44) parking spaces.

Importantly, the site houses the original Miami Springs Hotel, also known as the Country Club Hotel, which was developed in 1927. This building is a designated historic structure under the City's regulations.

The full legal description, including all seven parcels, is the following:

Parcel 1:

Lot 1, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 2:

Lot 2, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 3:

Tract B, Block 97, REVISED PLAT OF SECTION 2 OF COUNTRY CLUB ESTATES, according to the plat thereof, as recorded in Plat Book 34, at Page 40, of the Public Records of Miami–Dade County, Florida, being identical with Lots 19 and 20, Block 97, Section 2 of Country Club Estates, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami–Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69–429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87–120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;

Parcel 6:

Lot 18, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida and;


Parcel 7:


Lot 21, Block 97, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami–Dade County, Florida.

Of the seven parcels listed above, only Parcels 4 and 5 (identified by Folio Nos. 05-3119-010-2480 and 05-3119-010-0620) are proposed for rezoning as part of the current request. Figure 1. *Site Aerial Map* provides a visual reference of the Property layout and surrounding context.

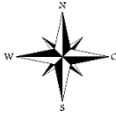



Figure 1. Site Aerial Map



Site Aerial Map
 201 Curtiss Parkway
 Date: 5/12/2025



0 100 Feet

Proposal Summary

The Applicant initially requested a zoning change for all seven (7) parcels, seeking to rezone them into a district that permits nursing, convalescent, and extended-care homes in order to accommodate the existing licensed nursing home facility.¹

The Zoning and Planning Board (the "Board") considered the original request on December 2, 2025. Instead of approving the application as submitted, the Board voted to recommend that the City Council create a new zoning district specifically tailored to the Applicant's requested uses. On December 8, 2025, the City Council accepted the Board's recommendation.

Accordingly, at the direction of the City Council, the Applicant now proposes a Zoning Code Text Amendment to create Section 150-081, MRC – Medical and Residential Care District, establishing a new zoning district and associated development standards for nursing, convalescent, and extended-care homes.

Simultaneously, the applicant is requesting a Zoning Map Amendment to rezone the two indicated parcels, identified by Folio numbers 05-3119-010-2480 and 05-3119-010-0620 from R-3C - Multiple Family Residential, Medium Density zoning to the new MRC - Medical and Residential Care District zoning.

It is noted that the public right-of-way for Reinette Drive separates these two parcels from the remaining parcels that comprise the Applicant's Property.

The Property's existing zoning and proposed zoning reclassification are presented on the next pages.

¹ The Applicant has also separately applied for: **(a) Site Plan Review** for the proposed redevelopment of the Property which will include renovation of the existing structures, construction of a new three-story building, and the development of a new surface parking lot to support the expanded use; **(b) Future Land Use Map (FLUM) amendment** to redesignate one parcel to the Medical/Residential category; and **(c) two Certificates of Appropriateness** from the City's Historic Preservation Board to approve the rehabilitation of existing structures and the proposed new development.

This Staff Report examines only the proposed Zoning Map and Zoning Code Text Amendments. Both requests are contingent upon the adoption of the FLUM amendment, which was considered on 1st reading by Council at their November 11th, 2025, meeting. The Site Plan Approval will be considered by Council separately, and its approval is contingent upon the FLUM, the Zoning Map and the Text Amendments all being approved by Council.

The Historic Preservation Board considered and approved both requested Certificates of Appropriateness with conditions at its September and October 2025 meetings.

Property History

The property located at 201 Curtiss Parkway was originally developed in 1927 as the Hotel Country Club aka Pueblo Hotel by aviation pioneer Glenn H. Curtiss. In 1930, the Property was sold to Dr. John Harvey Kellogg, who converted the hotel into the Miami-Battle Creek Sanitarium, a health resort focused on therapeutic wellness and lifestyle medicine. During World War II, the facility was leased to the Air Transport Command for use as a convalescent facility for military personnel. After the war, it reverted to the Kellogg operation and continued functioning as a wellness center.

In 1959, the site was sold to the Palms Spa Corporation and remained in health-related use. Over time, the Property transitioned into a senior care facility and changed ownership several times—first to Lutheran Services for the Elderly, and later to Fair Havens Realty Corp. LLC. In 2019, the Property was acquired by Fair Havens PropCo LLC, which continues to operate the site as the Miami Springs Nursing & Rehabilitation Center, a licensed 329-bed nursing facility.

The original hotel building, located at the northwest corner of the site, was formally designated a Historic Site by the City of Miami Springs Historic Preservation Board on February 23, 1984, pursuant to the City's Historic Preservation Ordinance. The property has seen several expansions throughout its history. The Kellogg Wing, added in the 1930s, marked the transition from hotel to sanitarium, while additional buildings constructed along Navarre Boulevard in the 1970s supported its long-term use as a nursing home.

Today, the site continues to serve as a nursing and rehabilitation center, providing 269 Skilled Nursing Facility (SNF) beds and 60 Assisted Living Facility (ALF) beds for a total of 329 beds. However, like many similar older facilities, the Miami Springs Nursing & Rehabilitation Center experienced operational challenges during the COVID-19 pandemic related to room occupancy and shared accommodations. Although the facility is licensed for the number of beds it provides, the current buildings do not adequately meet modern healthcare standards that prioritize patient privacy, infection control, and quality of care.

To address these concerns, the applicant, in a separate application seeking Site Plan approval, proposes to relocate 117 of the existing licensed beds into new rooms within a three-story addition. The proposal does **not** increase the total number of beds; rather, it seeks to redistribute existing capacity.

Figure 2. Zoning Map - Existing:



Figure 3. Zoning Map - Proposed:



The current zoning district includes the following standards:

R-3C Multiple-family Residential District (Sec. 150-062):

- Uses permitted: Any use permitted in the R-3A district (which include any use permitted in the R-1A district, multiple-family dwelling and apartment house not to exceed seven units, and hotels with restrictions); guest houses, tourists homes, boarding and lodging houses not to exceed 30 units; signs and parking in accordance with the respective provisions in the Code. Uses permitted in the R-1A district include single-family dwellings, conforming to the regulations for the district.
- Maximum building height: 40 feet or three stories.
- Minimum building site area: varies; for a two-family dwelling, 10,000 square feet per family unit; for a multiple-family dwelling, 2,400 square feet per family unit.
- Minimum front footage: 75 feet.
- Maximum lot coverage: 30 percent.
- Minimum floor area for multifamily: 600 sq. ft. per one bedroom unit; 750 sq. ft. per two-bedroom unit; 900 sq. t. per three-bedroom unit.

Minimum setbacks:

- Front yard: 30 feet.
- Side yard: 10% of the average width of the lot or parcel. However, where any lot or parcel of property in this district adjoins a single-family residential district, the side yards must be at least 15 feet for a single-story structure, 20 feet for a 2-story structure; and 25 feet for a 3-story structure. Also, in that situation, off-street parking shall not go into the required side yards.
- Rear yard: 20 feet.
- Screening/buffering: A minimum of 5 feet along any boundary of any lot or parcel of property which adjoins a residential district.

The Applicant proposes to amend the zoning code to create Section 150-081, MRC – Medical and Residential Care District, establishing the MRC Zoning District and associated development standards, with changes proposed as follows (text additions proposed by the Applicant are reflected in underline):

Sec. 150-081. MRC - Medical and residential care district.

(A) Purpose. There shall be a medical and residential care district, MRC, established for facilities that provide long-term care and supportive services to individuals with chronic medical conditions, mobility or physical impairments, or age-related needs that require assistance with daily living.

(B) Uses permitted. Nursing, convalescent, and extended-care homes; assisted living facilities; and accessory uses and structures that are clearly incidental, subordinate, and customarily associated to a permitted principal use; that do not exist independently of

such principal use; and that exist to serve the needs of patients, residents, or visitors of the facility.

(C) Building site area required. The minimum building site area required shall be a lot or parcel of land 22,000 square feet in area.

(D) Building height. The maximum building height shall be forty (40) feet or three (3) stories. Elevator and mechanical equipment projections may extend above the main structure, provided such features do not exceed ten (10) feet above the height of the parapet. All rooftop mechanical equipment shall be fully screened from adjacent properties.

(G) Building setbacks.

(1) All yards facing a street: fifteen (15) feet.

(2) Side yards: fifteen (15) feet.

(3) Rear yard: fifteen (15) feet.

(H) Residential buffer. The setback areas of side and rear yards abutting existing single family residential uses or zoning, as well as yards facing existing single family residential uses or zoning across streets of sixty (60) feet or less in width, must be developed with a densely planted greenbelt of not less than five (5) feet in width, penetrated only at points necessary for vehicular or pedestrian ingress or egress to the property.

(I) Parking. At least one (1) parking space for each two (2) beds for patients contained in such buildings.

(J) Pervious Pavement. Where feasible, all parking areas shall be constructed with pervious pavement systems, such as approved grid or cell systems, permeable pavers, pervious concrete, or porous asphalt capable of providing a minimum surface infiltration rate of at least 1.5 inches per hour (ASTM C1701 or equivalent). Native soils shall demonstrate an exfiltration rate of at least 0.5 inches per hour, or the system shall incorporate an engineered underdrain, subject to approval by the City Manager or designee.

(K) Pervious Surface. A minimum of twenty (20) percent of the lot area shall consist of pervious surface area.

(L) Lot Coverage. The maximum lot coverage shall not exceed sixty-five (65) percent of the lot area.

(M) Generators. A permanent emergency generator shall be required at any nursing, convalescent, or extended-care home. The installation of the required generator shall be subject to all permit requirements and shall be inspected and approved by the city and installed prior to the issuance of a certificate of use. The permanent generator shall have sufficient operating capacity, and either sufficient on-site fuel storage capacity (with sufficient fuel) or a continuous fuel source by means of permanently installed

infrastructure providing fuel to the site of the facility, to provide power to all permanently installed electrical power systems at the facility, as well as all medical equipment necessary to sustain life and health of patients and all residents and to power HVAC systems to maintain a temperature at or below 81 degrees Fahrenheit for at least 96 hours after a power outage, and a 72-hour supply of fuel on-site.

(N) Signs. See Signs, § 150-030. Nursing, convalescent and extended-care homes shall also have at a minimum the term "Nursing Home," "Convalescent Home" or "Extended-Care Home," as applicable, located on and oriented to the frontage on the street which provides actual and direct access to the front or principal entrance of the place of residence or facility in letters of no less than six (6) inches high and no more than what § 150-035 allows.

(O) Existing Nonconforming Historic Structures. Existing structures located on a historically designated site or a site developed with a historically designated structure may retain existing nonconforming setbacks, encroachments, and building height. Subject to the approval of the Historic Preservation Board, historic elements that exceed maximum building height limits may be re-introduced to historically-designated structures.

Staff Analysis

The zoning petition process requires the Applicant to demonstrate that the proposed use is consistent with the goals, objectives, and policies of the City, compatible with the character and purpose of the surrounding zoning designations and would not create unfavorable conditions that could affect the public health, safety, and welfare of the City and its residents.

Staff reviewed the proposed amendments and find that, contingent upon the approval of the associated Future Land Use Map (FLUM) amendment, the request to rezone and amend the regulations of the proposed zoning would be consistent with the City's Comprehensive Plan and Zoning Code. The applicant proposes to rezone two (2) parcels from R-3C (Multiple Family Residential, Medium Density) to MRC (Medical and Residential Care District). If the FLUM amendment is approved and the Medical/Residential designation is applied to all seven parcels, the proposed zoning would establish consistency between the Future Land Use Map and the Zoning Map.

The MRC District, as it would be defined in the proposed new Section 150-081 of the Zoning Code, will allow uses such as "nursing, convalescent, [and] extended-care homes," and provides a more appropriate zoning classification for the existing, legally nonconforming use operating on the site.

The intent of the proposed text amendment is to provide clearer development standards specifically for nursing and extended-care homes, supporting regulatory consistency for this project and potential future similar uses in the city. This amendment introduces improved, context-protective standards for the specific uses they regulate, including parking, lot coverage, impervious area, and buffering requirements that are not present today.

Any compatibility concerns will be addressed through the concurrent Site Plan Review process submitted as part of the development application.

Recommendations

Staff recommend **approval** of the Zoning Map Amendment, subject to the approval of the Future Land Use Map amendment, as the request:

1. Would align the site's zoning with the proposed Medical/Residential land use designation.
2. Supports the integration of a nonconforming use into a compatible, conforming zoning district.
3. Aligns with the goals, objectives, and policies of the City's Comprehensive Plan.
4. Is not anticipated to adversely affect the public health, safety, or welfare.

Staff also recommend **approval** of the Zoning Code Text Amendment.

Attachments

The following documents are attached to this report as reference to the Application.

1. Application (On file, available via the City Clerk's office)
2. Ordinance Amending Zoning Map
3. Ordinance Approving Zoning Text Amendment
4. Proposed Text Amendment – Exhibit A to Ordinance Approving Text Amendment (Applicant proposal)

ORDINANCE NO. 2025-_____

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, APPROVING A ZONING MAP AMENDMENT TO REZONE APPROXIMATELY ±5.49 NET ACRES OF PROPERTY LOCATED AT 201 CURTISS PARKWAY AND DESIGNATED PROPERTY FOLIO NOS. 05-3119-010-2480 AND 05-3119-010-0620, FROM R-3C MULTIPLE FAMILY RESIDENTIAL, MEDIUM DENSITY TO MRC MEDICAL AND RESIDENTIAL CARE; PROVIDING FOR FINDINGS; PROVIDING FOR RECORDING; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fairhaven Propco LLC (the “Applicant”) has submitted an application requesting a change to the existing zoning classification of approximately ±5.49 net acres of property located at 201 Curtiss Parkway, more particularly identified by Property Folio Numbers 05-3119-010-2480 and 05-3119-010-0620 (the “Property”), as legally described in Exhibit “A” attached hereto; and

WHEREAS, the Property is presently zoned R-3C Multiple Family Residential, Medium Density for the parcels identified by Folio Numbers 05-3119-010-2480 and 05-3119-010-0620; and

WHEREAS, the Application seeks to change the existing zoning classification for the Property from R-3C Multiple Family Residential, Medium Density, to the MRC Medical and Residential Care District in order to place the existing licensed nursing home facility into a zoning district in which nursing, convalescent, and extended-care homes are permitted uses (the “Application”); and

WHEREAS, after careful review and deliberation of the Application, City staff has determined that, subject to the approval of the associated Future Land Use Map amendment, the proposed rezoning is consistent with the City’s Comprehensive Plan and in compliance with the City Code of Ordinances (the “Code”), and recommends approval, as set forth in the Staff Report dated January 26, 2026 and

WHEREAS, after a duly noticed public hearing on January 26, 2026, the Zoning and Planning Board (the “Board”) considered presentations by the Applicant and the City, the Application, the Staff Report, and other evidence entered into the record, and, based

upon competent substantial evidence, voted to recommend [approval / approval with conditions / denial] of the Application; and

WHEREAS, pursuant to Section 163.3174(4), Florida Statutes, the City Council, sitting as the Local Planning Agency, held a duly advertised public hearing on ____, 2026, and recommended [approval / approval with conditions / denial] of the Application; and

WHEREAS, on _____, 2026, the City Council conducted a duly noticed public hearing for first reading of the Ordinance, and, after considering the presentations by the Applicant and the City, the Application, the Staff Report, the Board's recommendation, and other evidence entered into the record, voted to [approve / approve with conditions / deny] the Application pursuant to Section 1.04 of the City Charter; and

WHEREAS, on _____, 2026, the City Council conducted a duly noticed public hearing for second reading of the Ordinance, and, after considering the presentations by the Applicant and the City, the Application, the Staff Report, the Board's recommendation, and other evidence entered into the record, voted to [approve / approve with conditions / deny] the Application pursuant to Section 1.04 of the City Charter; and

WHEREAS, the Mayor and City Council find that the proposed Application to change the zoning classification of the Property [is / is not] consistent with Florida Law, the City's Comprehensive Plan, and City Code, [furthers / does not further] the purpose, policies, and intent of same, and [is / is not] in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Decision. The City Council hereby [approves / approves with conditions / denies] the Application requesting a change to the existing zoning classification for the Property from R-3C Multiple Family Residential, Medium Density, to MRC Medical and Residential Care District, as legally described in Exhibit "A" attached hereto and incorporated herein.

Section 3. Authorization. That the City Manager, by and through the Director of Zoning and Planning, is authorized to make the necessary changes to the City's Official

Zoning Map to reflect the change in zoning classification for the Property approved by this Ordinance.

Section 4. Recording. The City, or the Applicant if so requested by the City Clerk, shall record this Ordinance at the Applicant’s sole expense in the Public Records of Miami-Dade County, Florida.

Section 5. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 6. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 7. Effective Date. That this Ordinance shall become effective immediately adoption on Second Reading in accordance with law.

PASSED ON FIRST READING on the ____ day of _____, 2026, on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ___ day of _____, 2026, on a motion made by _____ and seconded by _____. Upon being put to a roll call vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Joseph Dion	_____
Councilmember Orlando Lamas	_____
Councilmember Fabian Perez-Crespo	_____
Councilmember Jorge Santin	_____

WALTER FAJET
MAYOR

ATTEST:

ERIKA GONZALEZ, MMC
CITY CLERK

APPROVED AS TO FORM AND LEGAL SUFFICIENCY
FOR THE USE AND RELIANCE OF THE CITY OF MIAMI SPRINGS ONLY:

WEISS SEROTA HELFMAN COLE & BIERMAN, P.L.
CITY ATTORNEY

Exhibit "A"

Parcel 4:

All of Block 116, SECTION 2 OF COUNTRY CLUB ESTATES, according to Plat thereof, as recorded in Plat Book 10, Page 79, of the Public Records of Miami-Dade County, Florida, and 40 foot alley lying south and adjacent, closed per Ordinance 69-429, and North 10 feet of Lots 1 through 10, Block 96, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

Parcel 5:

South 120 feet of Lots 1 through 10, Block 96, and 16 foot alley lying north and adjacent, closed per Ordinance 87-120, SECTION 2 OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida and;

ORDINANCE NO. 2026-_____

AN ORDINANCE OF THE CITY OF MIAMI SPRINGS, FLORIDA, CREATING SECTION 150-081 OF THE CITY'S CODE OF ORDINANCES TO CREATE A NEW MEDICAL AND RESIDENTIAL CARE (MRC) ZONING DISTRICT PERMITTING NURSING, CONVALESCENT, AND EXTENDED-CARE HOMES; ASSISTED LIVING FACILITIES; AND ACCESSORY USES AND STRUCTURES INCIDENTAL THERETO AND ESTABLISH DEVELOPMENT PARAMETERS GOVERNING DEVELOPMENT IN THE DISTRICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING FOR IMPLEMENTATION; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Miami Springs (the "City") finds it periodically necessary to amend its Code of Ordinances (the "Code") in order to update regulations and procedures to implement municipal goals and objectives; and

WHEREAS, the City Council seeks to clarify and strengthen the provisions applicable to nursing homes, convalescent, and extended-care homes; and

WHEREAS, Fairhaven Propco LLC (the "Applicant") has submitted a petition for a zoning text amendment to the City's Code of Ordinances requesting the creation of a new Medical and Residential Care (MRC) zoning district in accordance with the applicable procedures of the City's Zoning Code; and

WHEREAS, to achieve this objective, the Council has determined that the amendments set forth in Exhibit A attached hereto and incorporated herein should be adopted; and

WHEREAS, on _____, 2026, the Council convened in its capacity as the Local Planning Agency and recommended [approval/approval with modifications/denial] of the proposed Ordinance; and

WHEREAS, after reviewing the Local Planning Agency's recommendations, the recommendations of City staff, and comments from the public, the City Council finds that the proposed amendments to its Code of Ordinances and Land Development Regulations [are/are not] in compliance and consistent with Florida law and with its adopted Comprehensive Plan; and

WHEREAS, the City Council finds that this Ordinance [is/is not] in the best interest and welfare of the residents of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MIAMI SPRINGS, FLORIDA, AS FOLLOWS:

Section 1. Recitals. That the above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

Section 2. Amending Code. That the Code of Ordinances of the City of Miami Springs, Florida, is hereby amended by creating Section 150-081, which shall read as follows: See Exhibit A attached hereto and incorporated herein.

Section 3. Conflicts. All Sections or parts of Sections of the Code of Ordinances, all ordinances or parts of ordinances, and all Resolutions, or parts of Resolutions, in conflict with this Ordinance are repealed to the extent of such conflict.

Section 4. Severability. That the provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this Ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 5. Codification. That it is the intention of the City Council and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the City Code, that the sections of this Ordinance may be renumbered or realtered to accomplish such intentions, and that the word Ordinance shall be changed to Section or other appropriate word.

Section 6. Effective Date. That this Ordinance shall become effective immediately upon adoption on second reading.

PASSED ON FIRST READING on the __ day of _____, 2026, on a motion made by _____ and seconded by _____.

PASSED AND ADOPTED ON SECOND READING this ___ day of _____, 2026, on a motion made by _____ and seconded by _____. Upon being put to a roll call vote, the vote was as follows:

Mayor Walter Fajet	_____
Vice Mayor Joseph Dion	_____
Councilmember Orlando Lamas	_____
Councilmember Fabian Perez-Crespo	_____

Councilmember Jorge Santin

WALTER FAJET
MAYOR

ATTEST:

ERIKA GONZALEZ, MMC
CITY CLERK

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CITY ATTORNEY

Exhibit “A”

(See attached)

ARTICLE VIII. OFFICE DISTRICT

Sec. 150-081. MRC - Medical and residential care district.

- (A) Purpose. There shall be a medical and residential care district, MRC, established for facilities that provide long-term care and supportive services to individuals with chronic medical conditions, mobility or physical impairments, or age-related needs that require assistance with daily living.
- (B) Uses permitted. Nursing, convalescent, and extended-care homes; assisted living facilities; and accessory uses and structures that are clearly incidental, subordinate, and customarily associated to a permitted principal use; that do not exist independently of such principal use; and that exist to serve the needs of patients, residents, or visitors of the facility.
- (C) Building site area required. The minimum building site area required shall be a lot or parcel of land 22,000 square feet in area.
- (D) Building height. The maximum building height shall be forty (40) feet or three (3) stories. Elevator and mechanical equipment projections may extend above the main structure, provided such features do not exceed ten (10) feet above the height of the parapet. All rooftop mechanical equipment shall be fully screened from adjacent properties.
- (G) Building setbacks.
- (1) All yards facing a street: fifteen (15) feet.
 - (2) Side yards: fifteen (15) feet.
 - (3) Rear yard: fifteen (15) feet.
- (H) Residential buffer. The setback areas of side and rear yards abutting existing single family residential uses or zoning, as well as yards facing existing single family residential uses or zoning across streets of sixty (60) feet or less in width, must be developed with a densely planted greenbelt of not less than five (5) feet in width, penetrated only at points necessary for vehicular or pedestrian ingress or egress to the property.
- (I) Parking. At least one (1) parking space for each two (2) beds for patients contained in such buildings.
- (J) Pervious Pavement. Where feasible, all parking areas shall be constructed with pervious pavement systems, such as approved grid or cell systems, permeable pavers, pervious concrete, or porous asphalt capable of providing a minimum surface infiltration rate of at least 1.5 inches per hour (ASTM C1701 or equivalent). Native soils shall demonstrate an exfiltration rate of at least 0.5 inches per hour, or the system shall incorporate an engineered underdrain, subject to approval by the City Manager or designee.
- (K) Pervious Surface. A minimum of twenty (20) percent of the lot area shall consist of pervious surface area.
- (L) Lot Coverage. The maximum lot coverage shall not exceed sixty-five (65) percent of the lot area.
- (M) Generators. A permanent emergency generator shall be required at any nursing, convalescent, or extended-care home. The installation of the required generator shall be subject to all permit requirements and shall be inspected and approved by the city and installed prior to the issuance of a certificate of use. The permanent generator shall have sufficient operating capacity, and either sufficient on-site fuel storage capacity (with sufficient fuel) or a continuous fuel source by means of permanently installed infrastructure providing fuel to the site of the facility, to provide power to all permanently installed electrical power systems at the facility, as well as all medical equipment necessary to sustain life and health of patients and all residents and to power

HVAC systems to maintain a temperature at or below 81 degrees Fahrenheit for at least 96 hours after a power outage, and a 72-hour supply of fuel on-site.

- (N) Signs. See Signs, § 150-030. Nursing, convalescent and extended-care homes shall also have at a minimum the term "Nursing Home," "Convalescent Home" or "Extended-Care Home," as applicable, located on and oriented to the frontage on the street which provides actual and direct access to the front or principal entrance of the place of residence or facility in letters of no less than six (6) inches high and no more than what § 150-035 allows.
- (O) Existing Nonconforming Historic Structures. Existing structures located on a historically designated site or a site developed with a historically designated structure may retain existing nonconforming setbacks, encroachments, and building height. Subject to the approval of the Historic Preservation Board, historic elements that exceed maximum building height limits may be re-introduced to historically-designated structures.

Draft