



# City of Miami Springs **BOARD OF ADJUSTMENT**

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**Thursday, June 25, 2026**

Miami Springs City Hall

201 Westward Drive, Miami Springs, FL 33166

6:00 pm



**CITY OF MIAMI SPRINGS, FLORIDA**

**Chair Bill Tallman**

**Vice Chair Rogelio Madan  
Board Member Juan Molina**

**Board Member Daniel Gomez  
Board Member Joe Valencia**

**BOARD OF ADJUSTMENT REGULAR MEETING AGENDA  
Thursday, June 25, 2026 – 6:00 PM  
Council Chambers, 201 Westward Drive, Miami Springs, Florida**

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
  - A) February 2, 2026 – Regular Meeting**
- 3. Public Comments:** Each person will have a maximum of three (3) minutes to speak.
- 4. New Business**
  - A) Variance Application for 1184 Westward Drive- Deferral Requested to July 15, 2026 at 6:00 pm at Miami Springs City Hall (201 Westward Drive, Miami Springs, FL 33166)**
  - B) Variance Application for 381 Deer Run**
- 5. Old Business**
- 6. Updates from the Committee Members & Preparation of Agenda for the Next Meeting**
- 7. Adjourn**



**City of Miami Springs, Florida**  
Board of Adjustment Meeting  
Regular Meeting Minutes  
Monday, February 2, 2026 at 6:00 P.M.  
Adult Community Center  
101 Apache Street  
Miami Springs, FL

**1. Call to Order and Roll Call:**

The Regular Meeting of the Board of Adjustment was called to order by Chair Bill Tallman at 6:00 P.M.

Present: Chair Bill Tallman  
Vice Chair Rogelio Madan  
Board Member Juan Molina  
Board Member Daniel Gomez  
Alternate Member Howard Montesdeoca

Absent: Board Member Joe Valencia

Also Present: City Attorney Roger Pou  
Zoning and Planning Consultant John Nogereda  
Former Board Secretary Sandra Duarte  
New Board Secretary Janai Pomales

**2. Approval of the Minutes:**

a. November 17, 2025 – Regular Meeting

**A motion was made by Board Member Molina and seconded by Board Member Madan** to approve the minutes of the November 17, 2025 Regular Meeting as presented. The motion carried unanimously.

### **3. Swearing in of All Witnesses:**

Secretary Duarte administered the oath to all individuals who intended to provide testimony during the proceedings. City Attorney Roger Pou provided an overview of the quasi-judicial process, advising the Board that its decision must be based upon competent, substantial evidence presented in the record, and that the proceedings were not to be conducted as a popularity-based determination.

**4. Public Comments** (Each person will have a maximum of three (3) minutes to speak): Public comments were deferred until after the presentation of the application by City staff and the applicant, consistent with quasi-judicial hearing procedures.

### **5. New Business:**

#### **a. Case #: 01-V-26**

**Applicant: Relvy Moronta**

**Address: 374 Hunting Lodge Drive**

**Zoning: R-1A Single-Family Residential**

**Lot Size: 45,000 SQ. FT.**

Zoning and Planning Consultant John Nogereda presented the staff report for the variance request, which sought approval to reduce the required interior side setback from fifteen (15) feet to approximately five (5) feet, four (4) inches to allow the construction of a canopy attached to an existing detached accessory structure. Staff reviewed the five variance criteria set forth in the City Code and stated that four (4) of the five (5) criteria were not satisfied. Staff found that no property-based hardship had been demonstrated, as the existing detached accessory structure complies with the applicable setback requirements and the property configuration allows for alternative compliant placement of the proposed structure without the need for variance relief. Staff further determined that the claimed geometric conditions and privacy concerns did not constitute a hardship attributable to the land. Based on this analysis, staff recommended denial of the variance request.

The applicant addressed the Board and provided testimony regarding the proposed canopy, describing it as a light, open structure supported by two concrete columns and intended to provide shade and limited visual screening for an outdoor family gathering area. The applicant cited concerns regarding light intrusion and privacy impacts from a recently constructed adjacent two-story residence.

Board members questioned the applicant regarding the dimensions, height, construction materials, setback encroachment, and applicability of accessory structure regulations within the R-1A zoning district. The applicant responded to the Board's inquiries and further clarified the layout of the pool area, existing structures, and proposed improvements.

Chair Tallman opened the floor for public comments. No members of the public came forward to speak. Chair Tallman then closed the public hearing and brought the matter back before the Board for deliberation.

After deliberation, **a motion was made by Board Member Molina and seconded by Board Member Madan to approve the variance request with all conditions stated within the Staff Report. The motion carried unanimously.**

**The motion carried on a unanimous roll call vote.**

**Chair Tallman – YES**

**Vice Chair Madan – YES**

**Board Member Molina – YES**

**Board Member Gomez – YES**

**Alternate Member Motesdeoca - YES**

6. Updates from Committee Members & Preparation of Agenda for the Next Meeting:  
There were no updates from the Board members and no items were discussed for inclusion on a future agenda.

7. Adjournment:

There being no further business, the meeting was adjourned.

Respectfully submitted:

\_\_\_\_\_  
Sandra Duarte, Board Secretary  
Adopted by the Board on  
this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Bill Tallman, Chair

Words stricken through have been deleted. Underscored words represent changes. All other words remain unchanged.

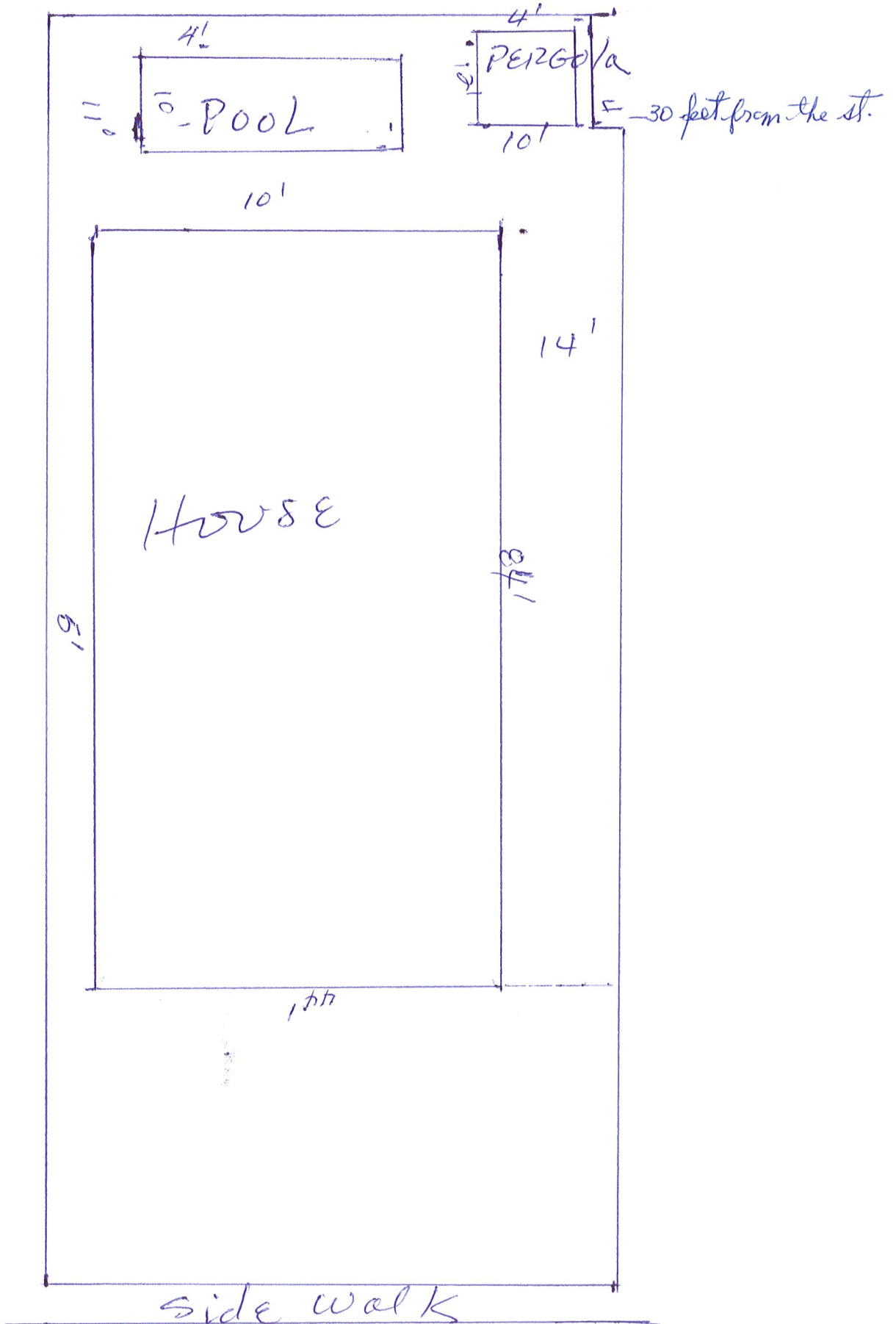
BOARD OF ADJUSTMENTS CASE  
NO. 02-V-26

Pilar Barreras

1184 Westward Drive  
Folio 05-3024-004-1680

Pergola Variance

BOARD OF ADJUSTMENTS  
Meeting: 06-25-2026







1184 Westward Drive



CITY OF MIAMI SPRINGS  
 \*\*\* CUSTOMER RECEIPT \*\*\*  
 Oper: MIASMBM Type: OC Drawer: 1  
 Date: 10/02/23 05 Receipt no: 2

Description	Quantity	Amount
B8	BD - APPLICATION FEES	\$350.00
	1.00	

VARIANCE APPLICATION MIN-RES

Tender detail		
CK CHECK	1173	\$350.00
Total tendered		\$350.00
Total payment		\$350.00

Trans date: 10/02/23 Time: 8:31:35



2024/10/24 15:52



0080 70701

04/06/2023 15:58

BOARD OF ADJUSTMENTS CASE  
NO. 03-V-26 [JN1.1]

Raul & Ibis Cruz-Alvarez

381 Deer Run

Folio 05-3119-010-2200

Car Port Variance

BOARD OF ADJUSTMENTS

Meeting: 06-25-2026



# 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

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**TO** Board of Adjustment / City Council

**FROM** Josh Nogareda, Senior Planner  
Calvin, Giordano & Associates, Inc.  
Planning Consultant

**CC:** Silvia Vargas, FAICP, Planning Administrator  
City Manager, City Attorney

**DATE OF HEARING(S)** June 25, 2026.

**SUBJECT** Variance Application for Front Yard Setback Reduction

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<b>Case Number(s)</b>	03-V-26
<b>Applicant(s)</b>	Raul & Ibis Cruz-Alvarez ("Applicant")
<b>Address</b>	381 Deer Run ("Property")
<b>Folio Number(s)</b>	05-3119-010-2200
<b>Zoning</b>	R-1A Single-Family Residential
<b>Lot Size</b>	11,400 Sq.Ft

#### Summary of Request

The Applicant requests approval of a variance from the required 30-foot front yard setback to allow the construction of an attached covered carport canopy at the property located at 381 Deer Run, within the R-1A Single-Family Residential District.

According to the boundary survey prepared by Eduardo M. Suarez, PSM, dated October 23, 2025, the existing principal structure is located approximately 32.5 feet from the front property line and is therefore compliant with the minimum required 30-foot front yard setback under Sec. 150-041 (D). The subject property currently complies with the minimum front yard setback requirement.

The Applicant proposes to construct an attached aluminum covered structure. Although erroneously identified on the plans as "Terrace 2," the structure is intended to function as a carport. The proposed structure measures 24 feet by 19 feet, for a total

area of approximately 456 square feet. Because the structure is proposed to be attached to the principal residence, it is required to comply with the same front yard setback requirements applicable to the principal structure.

The proposed extension would encroach approximately 22 feet into the required 30-foot front yard setback, leaving the front edge of the structure located approximately 8'-0" at its closest point from the front property line. As proposed, the carport would be located substantially within the required front yard setback, necessitating approval of the requested variance.

The plans also identify a separate proposed driveway improvement. The requested variance is limited solely to the front yard setback relief for the proposed attached carport structure. Any driveway work shall be reviewed separately at time of permitting for compliance with Sec. 150-016 and all other applicable Code requirements.

### **Property Description and Variance Context**

The subject property is located within the R-1A Single-Family Residential District, fronts approximately 75 feet on Deer Run, and has an average depth ranging from approximately 146 feet to 158 feet, for a total lot area of approximately 11,400 square feet. The property is developed with a one-story single-family residence of approximately 2,158 square feet, an existing swimming pool, and related residential improvements, as reflected on the boundary survey prepared by Eduardo M. Suarez, PSM, dated October 23, 2025.

The property is situated directly across from the Miami Springs Golf & Country Club, which provides a contextual basis for the Applicant's request. According to the Letter of Intent, golf ball impacts from the golf course have allegedly resulted in vehicle damage and safety concerns, and the proposed covered structure is intended to provide vehicle protection.

The Applicant proposes to construct an attached covered aluminum carport structure, along the front façade of the existing residence. The proposed structure measuring approximately 24 feet by 19 feet, would be attached to the principal building, therefore it must comply with the front yard setback requirements applicable to the principal structure pursuant to Section 150-041 (D) of the City Code.

While the existing residence is located approximately 32.5 feet from the front property line and complies with the required 30-foot front yard setback, the proposed attached structure would reduce the front setback to approximately 8'-0" at the closest point from the property line, resulting in an encroachment of approximately 22 feet into the required front yard.



Source: Miami Dade County Property Appraiser  
 Note: Boundaries shown are approximate and do not reflect surveyed property lines.

### Summary of Request

Request	Request for a variance from Section 150-041 (D) of the City Code to reduce the required front yard setback from a minimum of 30 feet to approximately 8 feet to allow construction of an attached covered aluminum carport structure measuring 24 feet by 19 feet (approximately 456 square feet).
Existing Condition	The existing principal structure is located approximately 32.5 feet from the front property line and complies with the minimum required 30-foot front yard setback.



Required Condition	Pursuant to Section 150-041(D) of the City Code, principal structures within the R-1A Single-Family Residential District are required to maintain a minimum 30-foot front yard setback.
Proposed Condition	Proposed attached covered carport structure located approximately 8'-0" from the front property line, resulting in an encroachment of approximately 22 feet into the required front yard setback established under Section 150-041(D) of the City Code.

### Applicant's Rationale

The subject property is located directly across Deer Run from the Miami Springs Golf & Country Club. The Applicant's Letter of Intent alleges that golf balls originating from the golf course have impacted the front yard and driveway areas of the property and resulted in vehicle damage and safety concerns for residents and visitors. Note: No hard evidence has been provided of the claimed damages.

The Applicant states that the proposed attached covered carport structure is intended to provide overhead protection for vehicles and occupants utilizing the front driveway area. The Applicant further states that the structure must be attached to the principal residence and located within the front yard area in order to function as intended and asserts that no reasonable alternative location exists on the property that would accommodate the structure while maintaining compliance with the required front yard setback established under Section 150-041(D) of the City Code.

### Zoning Compliance Analysis

The following analysis summarizes conditions of compliance for the existing and proposed development.

Relevant Zoning Standard	Required / Permitted	Existing (approx. as calculated by Staff)	Proposed (approx. as calculated by Staff)
<b>Lot Coverage (Max)</b>	40%	approximately 30.4%	35.2 %
<b>Rear Yard Coverage (Max)</b>	15% of 1,850 sq. ft. rear yard area = 277 sq. ft. maximum permitted	Existing gazebo/pergola: 300 sq. ft., representing approximately 16% of the rear yard area	No change proposed.
<b>Landscaped Pervious Area (Min)</b>	30% of 11,400 sq. ft. lot area = 3,420 sq. ft.	Approximately 7,846 sq. ft. (69.6%)	Approximately 7,846 sq. ft. (69.6%). Note: Proposed

	minimum required		driveway subject to separate permit review and final compliance verification.
<b>Front Setback (Min)</b>	Pursuant to Sec. 150-041 (D) (30 ft minimum or average front yard depth of contiguous lots, as applicable)	32.5 ft	<b>+/- 8'-0"</b>
<b>Side Setback (Min)</b>	10% of lot width pursuant to Sec. 150-041 (E) (1) (minimum required setback = 7.5 ft based on 75-ft lot width) For principal and accessory structures	East side: approximately 7.5 ft West side: approximately 11.3 ft	East side setback: 7.60 ft. The proposed carport complies with the required 7.5-ft side setback. The roof/eave overhang encroaches 30 inches into the required side setback area, which is the maximum encroachment permitted under Sec. 150-002(C)(87)(a).
<b>Rear Setback (Min)</b>	25 ft (principal) 5 ft (accessory)	25ft	25 ft (principal) 9.6 ft (accessory)

### Variance Criteria Analysis

The City of Miami Springs' Zoning Code provides property owners with the ability to request a variance from certain types of dimensional requirements when practical difficulties may create unnecessary hardships in the process of implementing the strict letter of Chapter 150 of the Code. Pursuant to Section 150-111, the following criteria shall



be considered in the evaluation of a variance request. In its determination of what shall constitute such hardship, the Board shall not be bound by financial considerations affecting the applicant.

**Criterion No. 1.** The granting of the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provision of the chapter will result in unnecessary hardship, and the spirit of the chapter shall be observed, and substantial justice done.

Applicant Justification:

*“Our property is directly adjacent to Hole 5 of the Miami Springs Golf Course.”*

*“Golf balls routinely land on our front lawn and driveway, causing repeated damage to our vehicles and creating a significant safety hazard for our family, particularly our young grandchildren.”*

*“The inability to safely utilize our front yard for recreational purposes constitutes a hardship that is specific to our lot and not shared by other nearby properties.”*

*“The strict application of the zoning regulations imposes a significant and unique hardship.”*

*“The spirit of the Code will be upheld, and substantial justice will be served by granting relief under these unique circumstances.”*

Staff Analysis:

The subject property is located directly across Deer Run from the Miami Springs Golf & Country Club, and staff acknowledge the concerns identified by the Applicant regarding alleged golf ball impacts within the front yard and driveway areas of the property. However, pursuant to Section 150-111, variance relief is intended to address practical difficulties or unnecessary hardships arising from special conditions associated with the property itself and not circumstances that are primarily external in nature.

While the Applicant asserts that the proposed covered structure is necessary to provide vehicle and occupant protection, the record does not demonstrate that the property is otherwise incapable of reasonable residential use absent the requested variance. The existing principal residence presently complies with the required front yard setback established under Section 150-041 (D), and the property remains developed and functional as a conforming single-family residential lot.

Staff further notes that the requested relief would reduce the required 30-foot front yard setback to approximately 8'-0", representing a substantial deviation from the established front setback standard applicable within the R-1A district. The requested encroachment would place the proposed structure substantially

within the required front yard setback, creating a departure from the prevailing setback relationship that defines the block's streetscape.

Accordingly, while staff acknowledges the concerns raised by the Applicant, staff finds that the evidence presented does not sufficiently establish the type of property-based hardship contemplated under Section 150-111 to justify the extent of the requested variance relief.

Determination regarding Criterion No 1: **Not met.**

**Criterion No. 2.** The variance shall not constitute any change in the districts shown on the zoning map.

Applicant Justification:

*"Approval of this variance will not result in any change to the existing zoning classification or use of the property."*

*"The lot will remain in full compliance with all other zoning requirements for the R-1A district."*

Staff Analysis:

The requested variance relates solely to dimensional setback relief for an accessory carport structure attached to a single-family residence. Granting the request would not modify the zoning district boundary, zoning classification, or the zoning map designation applicable to the property.

Determination regarding Criterion No 2: **Met.**

**Criterion No. 3.** The variance shall not impair an adequate supply of light and air to adjacent property or materially increase the danger of fire.

Applicant Justification:

*"The proposed structure will not impair light, air, or privacy of adjacent properties."*

*"The design will be compatible with the scale and appearance of nearby homes."*

*"There will be no obstruction to visibility or traffic flow."*

Staff Analysis:

The requested variance relates to the front yard setback along Deer Run, rather than separation between buildings along a side yard line. A covered carport structure located closer to the front property line may alter both the visual openness typically provided by the required front setback and the prevailing streetscape character; however, the front yard requirement is not primarily intended as a light-and-air separation standard between principal structures in the same manner as side yard setbacks.

With respect to fire safety, structural separation and construction standards are evaluated and enforced through compliance with the Florida Building Code and applicable permitting requirements.

Determination regarding Criterion No 3: **Met.**

**Criterion No. 4.** The variance shall not materially diminish or impair established property values within the surrounding area.

Applicant Justification:

*"The carport will be aesthetically consistent with the principal structure and will not diminish property values."*

*"On the contrary, it may contribute positively by maintaining the appearance and functionality of the residence."*

Staff Analysis:

The requested variance would permit a covered structure to be located substantially within the required front yard setback area, resulting in a front setback of approximately 8'-0" where a 30-foot setback is otherwise required under Section 150-041(D) of the City Code. Staff recognizes that the extent of the requested setback reduction changes the established building line along the street and the consistent front-yard character of the block along Deer Run. There are not similarly situated front-yard carport structures within the immediate area.

Nevertheless, the proposed structure is accessory to an existing single-family residence and is proposed to be designed in a manner generally consistent with the existing residential character of the property. Additionally, the record before the Board does not include competent substantial evidence showing that approval of the requested variance would materially diminish or impair established property values within the surrounding area.

Determination regarding Criterion No 4: **Met.**

**Criterion No. 5.** The variance shall not in any other respect impair the public health, safety, morals, and general welfare of the City.

Applicant Justification:

*"Public health, safety, and welfare will be enhanced through the protection of residents and property from ongoing damage."*

*"The construction of the carport would enhance safety and protect property while preserving the residential character of the neighborhood."*

*"Granting this variance would not be contrary to the public interest."*



Staff Analysis:

The Applicant states that the proposed covered structure is intended to provide protection from alleged golf ball impacts affecting the front driveway and yard areas of the property. Staff acknowledge that safety and property protection concerns are relevant considerations under this criterion.

Based on the materials submitted, the proposed variance does not inherently create a direct impairment to public health or safety, provided the structure is permitted and constructed in compliance with all applicable building, life-safety, and zoning requirements. However, the requested reduction from the required 30-foot front yard setback to approximately 8'-0" represents a substantial deviation from the adopted setback standard of the R-1A zoning district and from the established building line that contributes to the block's existing character along Deer Run.

Nevertheless, the record before the Board does not indicate that the requested variance would, in and of itself, materially impair the public health, safety, morals, or general welfare of the City.

Determination regarding Criterion No 5: **Met**

**Consistency with Comprehensive Plan**

Future Land Use Element – Policy 1.1.1

"All development orders and permits for future development and redevelopment activities shall be consistent with the goals, objectives, and policies of the Comprehensive Plan and the City's Land Development Code."

Housing Element – Policy 1.2.3

"Through land development code setback/bulk standards and through implementation of drainage improvements, the City shall help assure the continuation of stable residential neighborhoods."

Staff Consistency Review

The subject property is designated within the Single-Family Residential future land use category and is developed with an existing one-story single-family residence. The proposed variance would allow an attached covered carport structure to encroach approximately 22 feet into the required front yard setback established under Sec. 150-041(D) of the City Code, resulting in a proposed front setback of approximately 8'-0".

The Comprehensive Plan emphasizes preservation of established single-family residential character and recognizes setback and bulk standards as important mechanisms for maintaining stable residential neighborhoods. While the proposed structure remains accessory to a permitted residential use, the requested reduction represents a substantial deviation from the established front setback pattern within the



R-1A district and along this block of Deer Run. Staff find that the extent of the requested encroachment may be inconsistent with Comprehensive Plan policies intended to preserve neighborhood character and established development patterns within single-family residential areas.

### Staff Findings

The existing principal structure is located approximately 32.5 feet from the front property line and complies with the minimum 30-foot front yard setback required under Sec. 150-041(D) of the City Code. The proposed encroachment is introduced solely by the design, placement, and depth of the proposed attached covered carport structure.

The Applicant's stated rationale for the variance request relates to alleged golf ball impacts originating from the Miami Springs Golf & Country Club located across Deer Run, together with associated safety and property damage concerns described in the Letter of Intent. Staff acknowledge the potential validity of these concerns due to the subject property's specific location relative to the golf course, although no evidence has been submitted to substantiate the claims. Further, the circumstances described in the application are external to the physical characteristics of the property itself and are not attributable to an irregular lot configuration, exceptional topographic condition, or other inherent or unique physical characteristic of the property that would prevent reasonable compliance with the applicable setback regulations.

The record further reflects that the property currently functions as a conforming single-family residential lot and that the principal residence was developed in compliance with the applicable front setback requirements. The proposed variance request therefore arises from the desired placement and configuration of the new attached structure rather than from a demonstrated inability to reasonably utilize or develop the property in conformity with the Code. While the Applicant states that the proposed structure must be attached and located within the front yard area in order to function as intended, the application materials do not establish that literal enforcement of the required front setback would deprive the property of reasonable residential or accessory use opportunities.

Staff additionally note that the requested relief represents a substantial reduction from the established front yard standard applicable within the R-1A district. The setback reduction from 30 feet to approximately 8'-0" would place the structure substantially within the required front yard area and alter the established setback relationship along Deer Run. Although the Board may consider the contextual circumstances presented by the Applicant, the variance criteria require that hardship be evaluated in relation to conditions inherent to the property itself and not solely to external conditions or preferred site design arrangements.

Based on the record submitted and the applicable variance criteria contained in Sec. 150-111 of the City Code, staff finds that literal enforcement of the required front yard setback does not appear to create the type of unnecessary hardship contemplated by the Code, as reasonable use of the property remains available without the requested setback relief.

### Recommendation

The Zoning and Planning Department staff recommends **DENIAL** of the requested variance based on the Applicant's failure to meet the hardship criterion of Sec. 150-111 of the City Code.

The subject property is a conforming residential lot within the R-1A district, with sufficient lot area and an existing principal residence that complies with the required front yard setback regulations. The requested variance arises from the proposed placement and design of the new attached covered carport structure rather than from a physical constraint or exceptional condition inherent to the property itself.

The Applicant's stated hardship relates primarily to alleged golf ball impacts originating from the Miami Springs Golf & Country Club located across Deer Run and the associated vehicle protection and safety concerns identified in the Letter of Intent. While staff acknowledge these concerns and recognize the property's contextual relationship to the golf course, the record does not demonstrate that literal enforcement of the required 30-foot front yard setback would deprive the property of reasonable residential use or otherwise create the type of unnecessary hardship contemplated under Sec. 150-111 of the City Code. The proposed encroachment represents a substantial reduction from the established front setback standard and would place the proposed structure substantially within the required front yard area along Deer Run, disrupting the established setback pattern and altering the street-facing character of the block.

If, however, the Board of Adjustment finds in favor of recommending approval of the variance request to the City Council, staff recommend incorporating the following conditions into the approving Resolution:

1. **Scope of Approval.** The variance approval shall be strictly limited to the attached covered aluminum carport structure measuring 24 feet by 19 feet, as depicted in the plans submitted with this application. This approval shall not authorize any additional expansion, enclosure, conversion to habitable space, or additional encroachment within the required front yard setback area without further City review and approval.
2. **Substantial Conformance.** The Property shall be developed in substantial conformance with the plans prepared by Victor Ceron, P.E., dated June 11, 2026, including the "Master Plan" and "Site Plan" sheets identifying the proposed

attached covered carport structure, together with the boundary survey prepared by Eduardo M. Suarez, PSM, dated October 23, 2025, except as otherwise modified by the conditions of approval. Any material deviation shall require additional City review and approval.

3. **Driveway Compliance.** The proposed driveway improvements identified on the plans shall remain subject to separate zoning and permitting review and shall comply with Sec. 150-016 and all other applicable provisions of the City Code at the time of permitting.
4. **Drainage and Runoff.** The proposed structure shall be designed and maintained so as not to adversely impact adjacent properties through increased runoff, drainage concentration, or stormwater discharge
5. **Open-Sided Structure.** The approved carport structure shall remain open-sided and shall not be enclosed, screened, converted into habitable area, or otherwise modified.
6. **All Other Standards Apply.** Except as specifically modified by the approved variance, the project shall comply with all other applicable provisions of the City Code, including but not limited to lot coverage, pervious area, building height, drainage, life-safety, building, and engineering requirements.
7. **Expiration.** Pursuant to Sec. 150-111(B)(5), the variance approval shall become null and void if a building permit is not obtained and construction commenced within one (1) year from the date of final City Council approval, unless extended in accordance with the provisions of the City Code.
8. **Noncompliance.** Failure to comply with the conditions of approval shall constitute a violation of the City Code and may result in revocation of the variance approval in addition to any other remedies available to the City under applicable law.
9. **Cost Recovery and Fees.** No building permit or certificate of occupancy shall be issued until all outstanding fees, cost recovery charges, notice expenses, and other amounts due to the City in connection with this application have been paid in full.

## Attachments

1. Development Application (not included but available at the Clerk's Office upon request)
2. Letter of intent
3. Survey
4. Plans
5. Letters of support
6. Attachment 6 -Structural Calculations

# FORMAL REQUEST LETTER

**Ibis and Raul Cruz-Alvarez**

381 Deer Run  
Miami Springs, FL 33166  
raulcruzalvarez@gmail.com  
(305) 778-5967

**October 20, 2025**

**City of Miami Springs**

Building and Zoning Department  
Attn: Ms. Sandra Vargas  
201 Westward Drive  
Miami Springs, FL 33166

**Subject: Formal Request for Zoning Variance – 381 Deer Run**

Dear Ms. Vargas,

We respectfully submit this formal application for a zoning variance pertaining to our property located at **381 Deer Run**, in accordance with the City of Miami Springs Code of Ordinances, specifically **Section 150-040(C)** of the Zoning Code, governing front yard setback requirements in the **R-1A Single Family Residential District**, and **Section 150-070** regarding the powers and responsibilities of the Board of Adjustment to grant variances where strict application of the Code would result in unnecessary hardship.

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**I. Background and Site Conditions**

The subject property is located within the R-1A Single Family Residential District, which mandates a **minimum front yard setback of 30 feet** from the front property line, as prescribed in **Section 150-040(C)(1)**.

Our existing enclosed garage currently complies with this requirement, sitting approximately **32 feet and 5 inches** from the front property line. We propose to construct a **24-foot-deep carport** extending forward from the garage. However, this addition would result in an **encroachment of approximately 22 feet** into the required 30-foot front setback, thereby necessitating a variance.

As stipulated in **Section 150-040(C)**, carports and other accessory structures must adhere to the same front yard setback as the principal structure. Due to the lot's layout and configuration, it is not feasible to construct the carport in a location that maintains the required front setback. No suitable alternative location exists that would both serve the purpose and remain compliant with the Code.

## II. Justification for Variance Request

Pursuant to the criteria established in **Section 150-070(B)**, we respectfully submit the following points in support of our request:

1. **Unnecessary Hardship (150-070(B)(1)):**

The strict application of the zoning regulations imposes a significant and unique hardship. Our property is directly adjacent to Hole 5 of the Miami Springs Golf Course. Golf balls routinely land on our front lawn and driveway, causing **repeated damage to our vehicles** and creating a **significant safety hazard** for our family, particularly our young grandchildren. The inability to safely utilize our front yard for recreational purposes constitutes a hardship that is specific to our lot and not shared by other nearby properties.

2. **Preservation of Public Interest (150-070(B)(2)):**

Granting this variance would not be contrary to the public interest. The construction of the carport would enhance safety and protect property while preserving the residential character of the neighborhood. The spirit of the Code will be upheld, and substantial justice will be served by granting relief under these unique circumstances.

3. **No Detriment to Surrounding Properties (150-070(B)(3)):**

The proposed structure will not impair light, air, or privacy of adjacent properties. The design will be compatible with the scale and appearance of nearby homes. There will be no obstruction to visibility or traffic flow.

4. **No Alteration to Zoning Map or Land Use (150-070(B)(4)):**

Approval of this variance will not result in any change to the existing zoning classification or use of the property. The lot will remain in full compliance with all other zoning requirements for the R-1A district.

5. **Protection of Property Values and Public Welfare (150-070(B)(5)):**

The carport will be aesthetically consistent with the principal structure and will not diminish property values. On the contrary, it may contribute positively by maintaining the appearance and functionality of the residence. Public health, safety, and welfare will be enhanced through the protection of residents and property from ongoing damage.

### III. Conclusion

In light of the above, we respectfully request that the **City of Miami Springs Board of Adjustment** and **City Council** approve this variance to allow the construction of a carport that encroaches into the required front setback by approximately 22 feet.

We understand that this request is subject to public hearing procedures and welcome the opportunity to provide any further documentation, site plans, or photographs necessary to assist in your review. Enclosed you will find supporting materials, including images of golf ball intrusions and a site plan outlining the proposed structure.

We thank you in advance for your consideration and your service to the community. We look forward to a favorable response.

Sincerely,



**Raul Cruz-Alvarez**

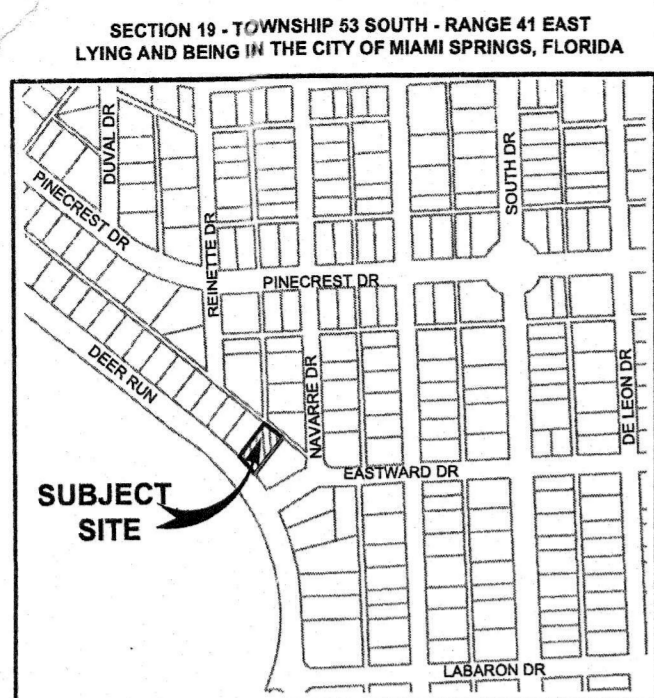
On behalf of Ibis and Raul Cruz-Alvarez

---

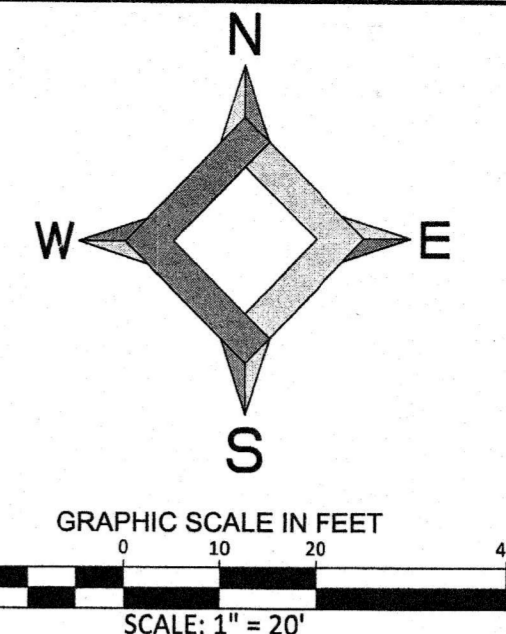
### Attachments

- Site Plan with Proposed Carport
- Photographs of Golf Ball Damage and Yard Conditions
- Property Survey

# MAP OF BOUNDARY SURVEY



LOCATION MAP  
(NOT TO SCALE)

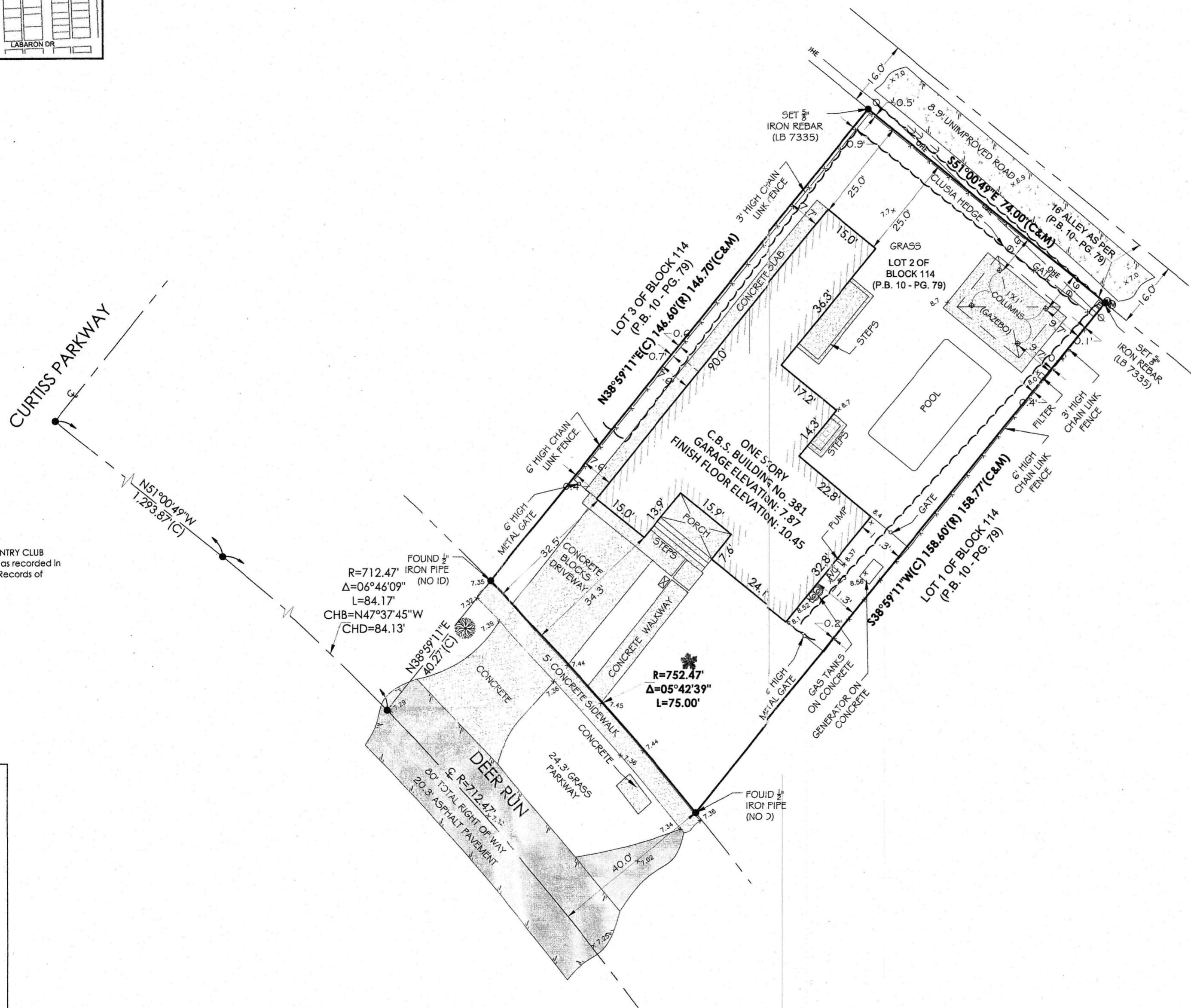


**LEGAL DESCRIPTION:**  
 Lot 2, Block 114, SECTION TWO OF COUNTRY CLUB ESTATES, according to the Plat thereof, as recorded in Plat Book 10, at Page 79, of the Public Records of Miami-Dade County, Florida.

**LEGEND AND ABBREVIATIONS**

- CHD = CHORD DISTANCE
- CHB = CHORD BEARING
- ⊙ = GAS TANK
- PG. = PAGE
- OHE = EXISTING OVERHEAD ELECTRIC LINE
- ⊙.00 = SPOT ELEVATION
- CONC. = CONCRETE
- WM = WATER METER
- E = ELECTRIC BOX
- M = MAILBOX
- GA = GUY ANCHOR
- WUP = WOODEN UTILITY POLE
- LB = LICENSE BUSINESS
- L = LENGTH
- ∠ = CENTRAL ANGLE
- R = RADIUS
- P.B. = PLAT BOOK
- CL = CENTERLINE
- REC = RECORD
- CLC = CALCULATED
- M = MEASURE
- ☐ = PALM TREE
- = TREE

	ASPHALT		BRICK
	PAVER		CONCRETE
	UNIMPROVED		TILE
	GRAVEL		STAMPED CONCRETE



**SURVEYOR'S NOTES:**  
**DATE OF FIELD SURVEY:**  
 The date of completion of the original field Survey was on March 14, 2025.  
**PROPERTY INFORMATION:**  
 Containing 11,255 sq. ft., more or less, by calculations.  
 Folio No.: 05-3119-010-2200  
 Property Address: 381 DEER RUN, MIAMI SPRINGS, FL 33166  
**ACCURACY:**  
 The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirement for Suburban Area (Linear: 1 foot in 7,500 feet) as defined in Rule 5J-17.051, Florida Administrative Code.  
 The Vertical Accuracy obtained on this "Boundary Survey" exceeds the calculated value of closure in feet of plus or minus 0.05 feet times the square root of the distance in miles a value commonly accepted in the surveying industry.  
 Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100 of a foot on hard surfaces and 1/10 of a foot on ground surfaces.  
 Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10 of a foot.  
 This Map of Survey is intended to be displayed at a scale of One inch equals Twenty feet or smaller.

**DATA SOURCES USED FOR SURVEY:**  
 North arrow and bearings as shown hereon are based upon the Centerline of Deer Run with an assumed bearing of N51°00'49"W, said line to be considered a well established and monumented line.  
 This project area appears to be located in Flood Zone "X", as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120653 (City of Miami Springs), Map No. 12066C0283, Suffix L, Map Revised Date: September 11, 2009.  
 All elevations shown hereon are based on the National Geodetic Vertical Datum of 1929 (N.G.V.D. '29), and Benchmark(s) supplied by the Public Works and Waste Management Department of Miami-Dade County, Florida.  
 Benchmark: N-695 Elevation: + 7.15 (N.G.V.D. '29)  
 Located NW 36 ST --- 79.5' NORTH OF PROJECTED NORTH EDGE OF PAVEMENT  
 Located NW 57 AVE --- 2.2' EAST OF EAST EDGE OF PAVEMENT

Plat of "SECTION TWO 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.  
 Warranty Deed recorded on May 28, 2019, in Official Records Book 31458, at Page 2596, of the Public Records of Miami-Dade County, Florida.

**LIMITATIONS:**  
 Since no other information was furnished other than that is cited under data sources, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.  
 The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear on the Public Records of this County.  
 No excavation or determination was made as to how the Subject Property is served by utilities.  
 No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.  
 Not valid without the digital signature and seal and/or the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions and deletions to this map to Survey by other than the signing party are prohibited without the written consent of the signing party.

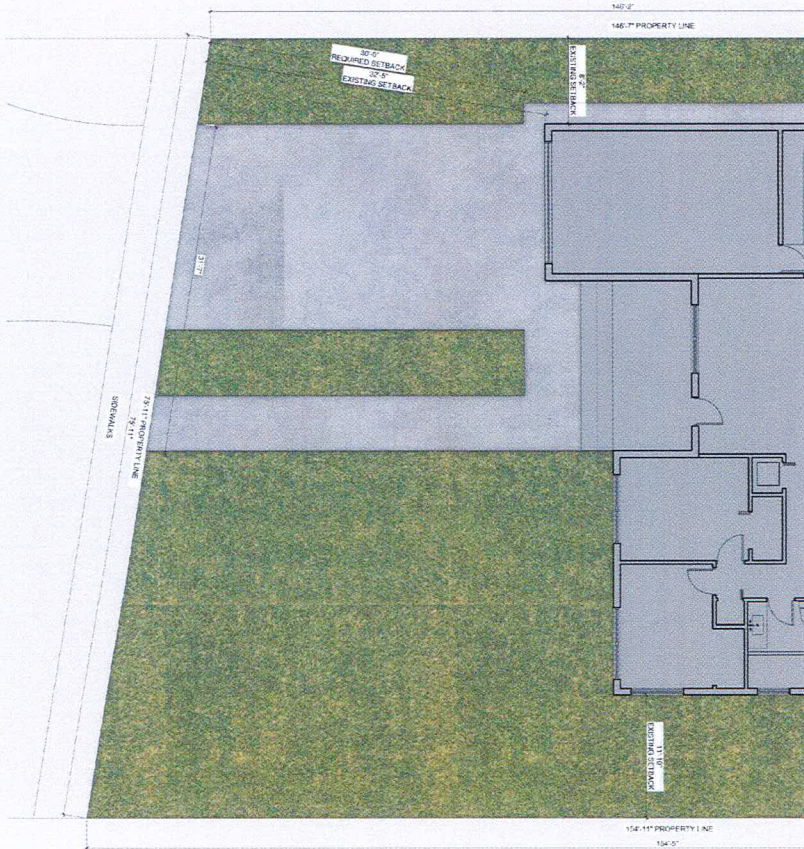
**CLIENT INFORMATION:**  
 This Boundary Survey was prepared at the request of and certified to:  
 RAUL CRUZ ALVAREZ  
 IBIS CRUZ ALVAREZ  
**SURVEYOR'S CERTIFICATE:**  
 I hereby certify that this Boundary Survey meets the "Standards of Practice" as set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.051, 5J-17.052 and 5J-17.053, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.  
 Roebling & Co. LLC., a Florida Limited Liability Company  
 Florida Certificate of Authorization Number LB 8616

By:   
 Eduardo M Suarez, PSM  
 Professional Surveyor and Mapper LS6313  
 State of Florida  
 NOTICE: The survey map and report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper, except those with electronic signature and electronic seal per Florida Chapter 5J-17.062. Additions and deletions to the survey map and report by other than the signing party are prohibited without the written consent of the signing party.

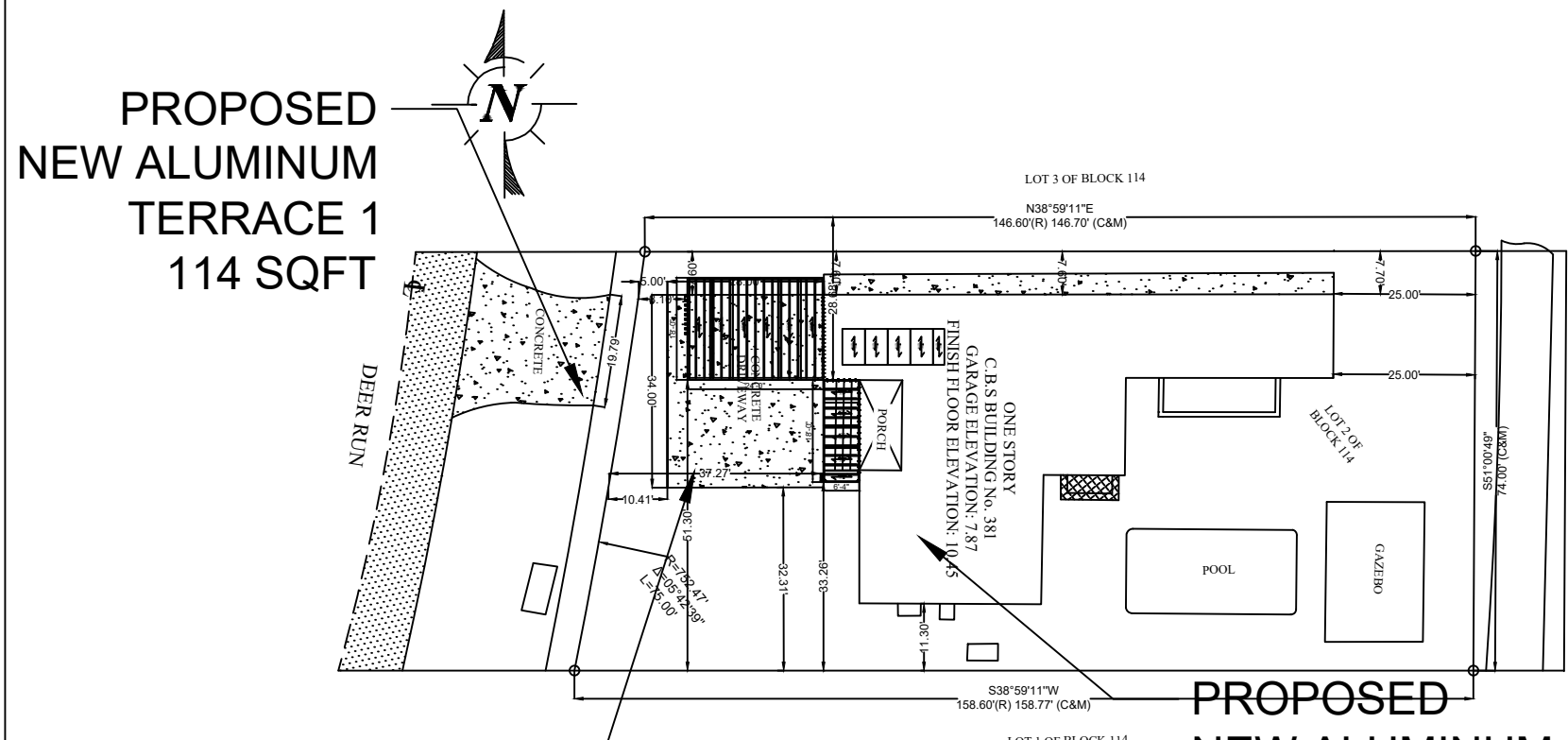
<b>Roebling &amp; Co., LLC</b> Surveyors and Mappers		12651 South Dixie Highway, Suite 325, Miami, FL 33156 PH: (786) 406-5369 FLORIDA CERTIFICATE OF AUTHORIZATION LB 8616	
Project Name:	By: GP	Date: 10/23/2025	Project Address: 381 DEER RUN, MIAMI SPRINGS, FL 33166
<b>CRUZ ALVAREZ RESIDENCE</b>			
Scale: AS SHOWN	Drawn By: GP	Checked By: EMS	Managed By: GP
Date: October 23, 2025			
Project No.: 24021			
Sheet 1 of 1			

# DRIVEWAY LAYOUT EXISTING

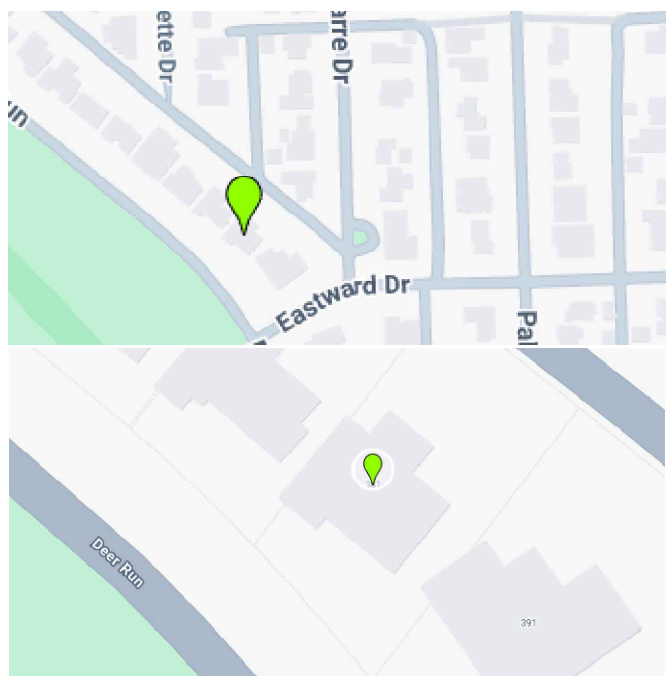
381 DEER RUN, MIAMI SPRINGS, FL 33166



**SITE PLAN**  
SCALE 3/16" = 1'-0"



**NOTE:**  
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION



**LOCATION MAP**

**PERVIOUS & IMPERVIOUS AREA CALCULATION WORK SHEET**

<b>1. TOTAL LOT SQUARE FOOTAGE (A) =</b>			11282	SQFT
<b>2. EXISTING IMPERVIOUS AREA (SQFT)</b>				
EXISTING RESIDENCE	2758.4	24.4%		
EXISTING PORCH	220.0	2.0%		
EXISTING AC	15.7	0.14%		
EXISTING POOL+POOL DECK	441.0	3.9%		
<b>TOTAL (B)</b>	<b>3435.1</b>	<b>30.4%</b>		
<b>3. NEW IMPERVIOUS AREA (SQFT)</b>				
NEW TERRACES	546	4.8%		
NEW DRIVEWAY	952	8.4%		
<b>TOTAL (C)</b>	<b>1498</b>	<b>13.3%</b>		
<b>3. TOTAL IMPERVIOUS AREA (SQFT) (D=B+C) =</b>		3435.14		
<b>% TOTAL IMPERVIOUS AREA (D*100/A)</b>		30.4%		
<b>4. GREEN AREA (SQFT) (G=A-D) =</b>		7846.86		
<b>% GREEN AREA (G*100/A)</b>		69.6%		

REVISIONS		
NO.	DATE	DESCRIPTION
1		

**ADDRESS:**  
381 DEER RUN,  
MIAMI SPRINGS, FL 33166,

**VICTOR CERON PE**  
CIVIL 63023.  
8883 FONTAINEBLUE BLVD #105  
MIAMI, FL 33172  
PHONE: 786-2825292

THIS ITEM HAS BEEN SIGNED AND SEALED BY VICTOR CERON P.E., ON 3/2/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

ENGINEERING SEAL  
**Victor Ceron**  
Digitally signed by Victor Ceron  
DN: c=US, o=Unaffiliated, dnQualifier=A01410D0000194FC49AC800017F61, cn=Victor Ceron  
Date: 2026.03.23 07:49:35 -04'00'

# MASTER PLAN

SCALE: 1/32"

**SCOPE OF WORK:**  
PROPOSED TWO NEW ALUMINUM TERRACE  
PROPOSED NEW DRIVEWAY (UNDER SEPARATE PERMIT)

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>MP</b>

PROPOSED  
NEW ALUMINUM  
TERRACE 2  
432 SQFT

DEER RUN

CONCRETE

19.79'

PROPOSED  
NEW CONC.  
PAVERS DRIVEWAY  
952 SQFT

R=752.47'  
Δ=05°42'39"  
L=75.00'

PROPOSED  
NEW ALUMINUM  
TERRACE 1  
114 SQFT

N38°59'11"E  
146.60'(R) 146.70' (C&M)

ONE STORY  
C.B.S BUILDING No. 381  
GARAGE ELEVATION: 7.87  
FINISH FLOOR ELEVATION: 10.45

PORCH

POOL

**NOTE:**  
CONTRACTOR TO FIELD VERIFY ALL  
DIMENSIONS PRIOR TO FABRICATION

REVISIONS		
NO.	DATE	DESCRIPTION
1		

**ADDRESS:**  
381 DEER RUN,  
MIAMI SPRINGS, FL 33166,

VICTOR CERON PE  
CIVIL 63023.  
8883 FONTAINEBLUE BLVD #105  
MIAMI, FL 33172  
PHONE: 786-2825292

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ENGINEERING SEAL  
Digitally signed  
by Victor Ceron  
DN: c=US,  
o=Unaffiliated,  
dnQualifier=A01  
410D00000194F0  
C49AC800017F6  
1, cn=Victor  
Ceron  
Date: 2026.03.23  
07:49:46 -04'00'

# SITE PLAN

SCALE: 3/32"

**SETBACKS**  
**TERRACE 1:**

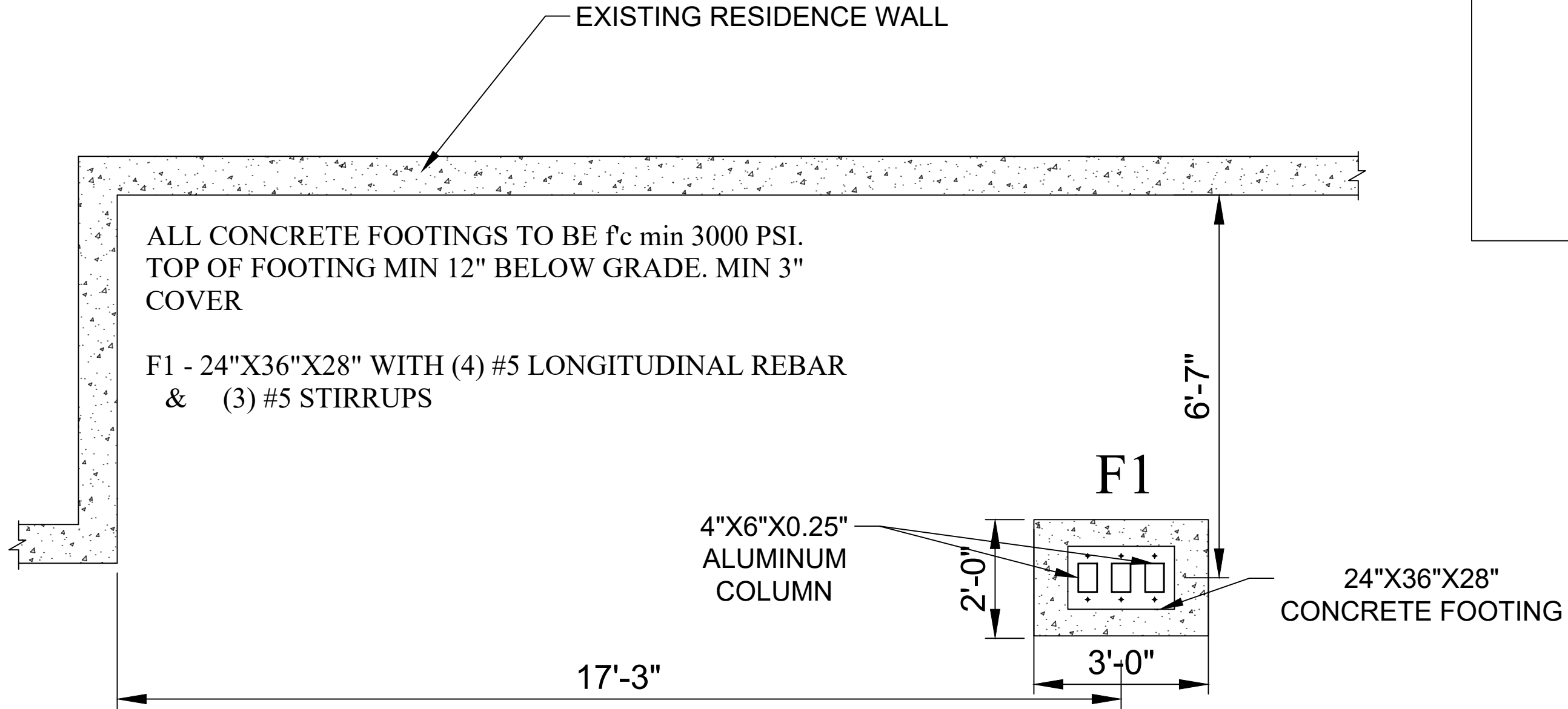
- REAR SETBACK: - 32.27'
- LATERAL SETBACK N SIDE: - 28.68'
- LATERAL SETBACK S SIDE: - 33.26'

**SETBACKS**  
**TERRACE 2:**

- REAR SETBACK: - 8.10'
- LATERAL SETBACK E SIDE: - 7.60'
- LATERAL SETBACK W SIDE: - 51.30'

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>SP</b>

EXISTING RESIDENCE WALL



ALL CONCRETE FOOTINGS TO BE  $f_c$  min 3000 PSI.  
TOP OF FOOTING MIN 12" BELOW GRADE. MIN 3"  
COVER

F1 - 24"X36"X28" WITH (4) #5 LONGITUDINAL REBAR  
& (3) #5 STIRRUPS

4"X6"X0.25"  
ALUMINUM  
COLUMN

F1

24"X36"X28"  
CONCRETE FOOTING

17'-3"

2'-0"

6'-7"

3'-0"

**NOTE:**  
ALL ALUMINUM BEAMS  
TO BE 6061-T6. NOT WELDED

REVISIONS		
NO.	DATE	DESCRIPTION
1		

**ADDRESS:**  
381 DEER RUN,  
MIAMI SPRINGS, FL 33166,

VICTOR CERON PE  
CIVIL 63023.  
8883 FONTAINEBLUE BLVD #105  
MIAMI, FL 33172  
PHONE: 786-2825292

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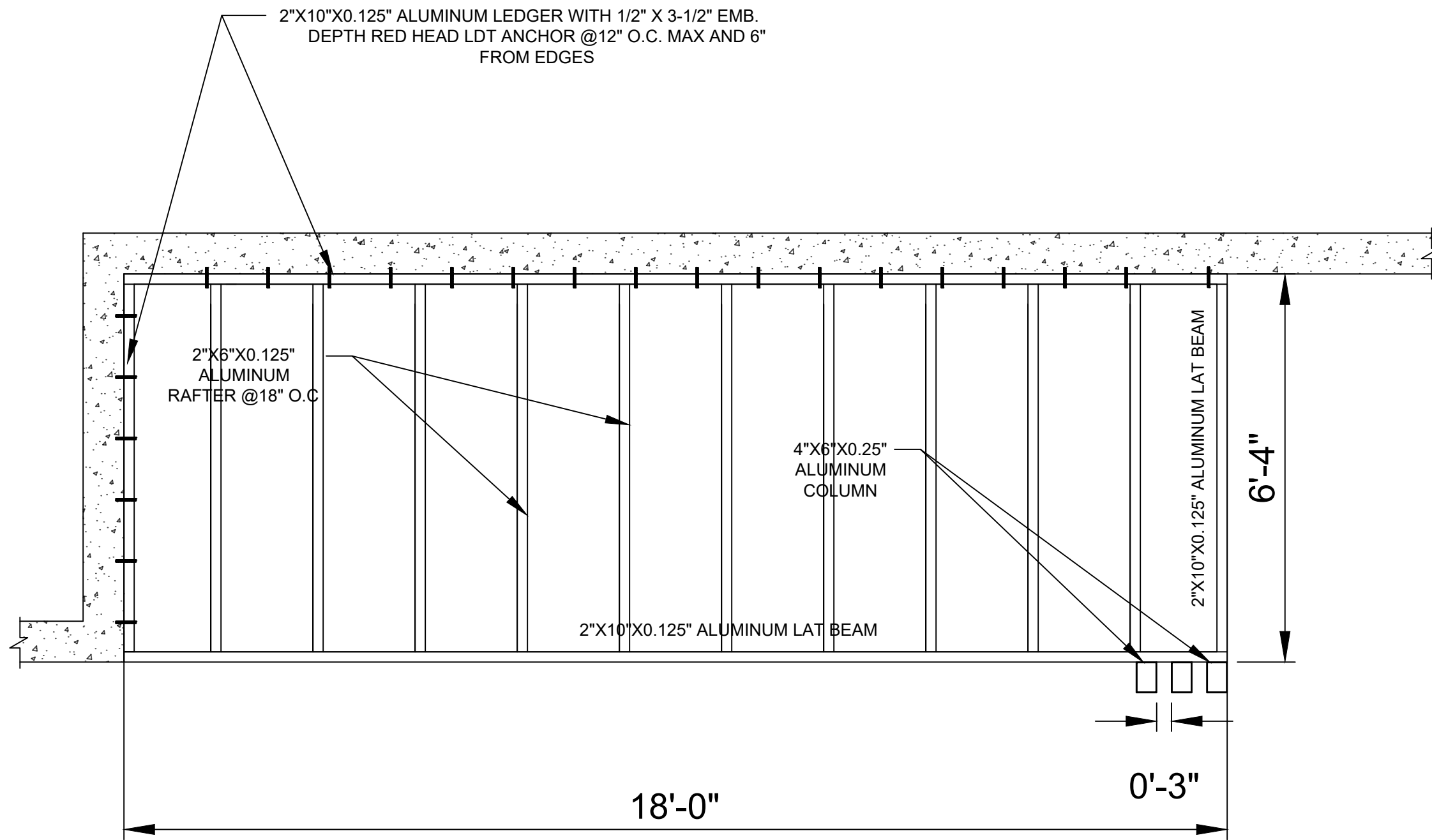
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by Victor Ceron  
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o=Unaffiliated,  
dnQualifier=A01  
410D0000194F  
0C49AC800017F  
61, cn=Victor  
Ceron  
Date: 2026.03.23  
07:50:00 -04'00'

# FOUNDATION PLAN- TERRACE 1

SCALE: 1/2"

**NOTE:**  
CONTRACTOR TO FIELD VERIFY ALL  
DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>01</b>



REVISIONS		
NO.	DATE	DESCRIPTION
1		

**ADDRESS:**  
381 DEER RUN,  
MIAMI SPRINGS, FL 33166,

**VICTOR CERON P.E.**  
CIVIL 63023.  
8883 FONTAINEBLUE BLVD #105  
MIAMI, FL 33172  
PHONE: 786-2825292

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Digitally signed by Victor Ceron  
DN: c=US, o=Unaffiliated, dnQualifier=A01410D00000194F0C49AC800017F61, cn=Victor Ceron  
Date: 2026.03.23 07:50:11 -04'00'

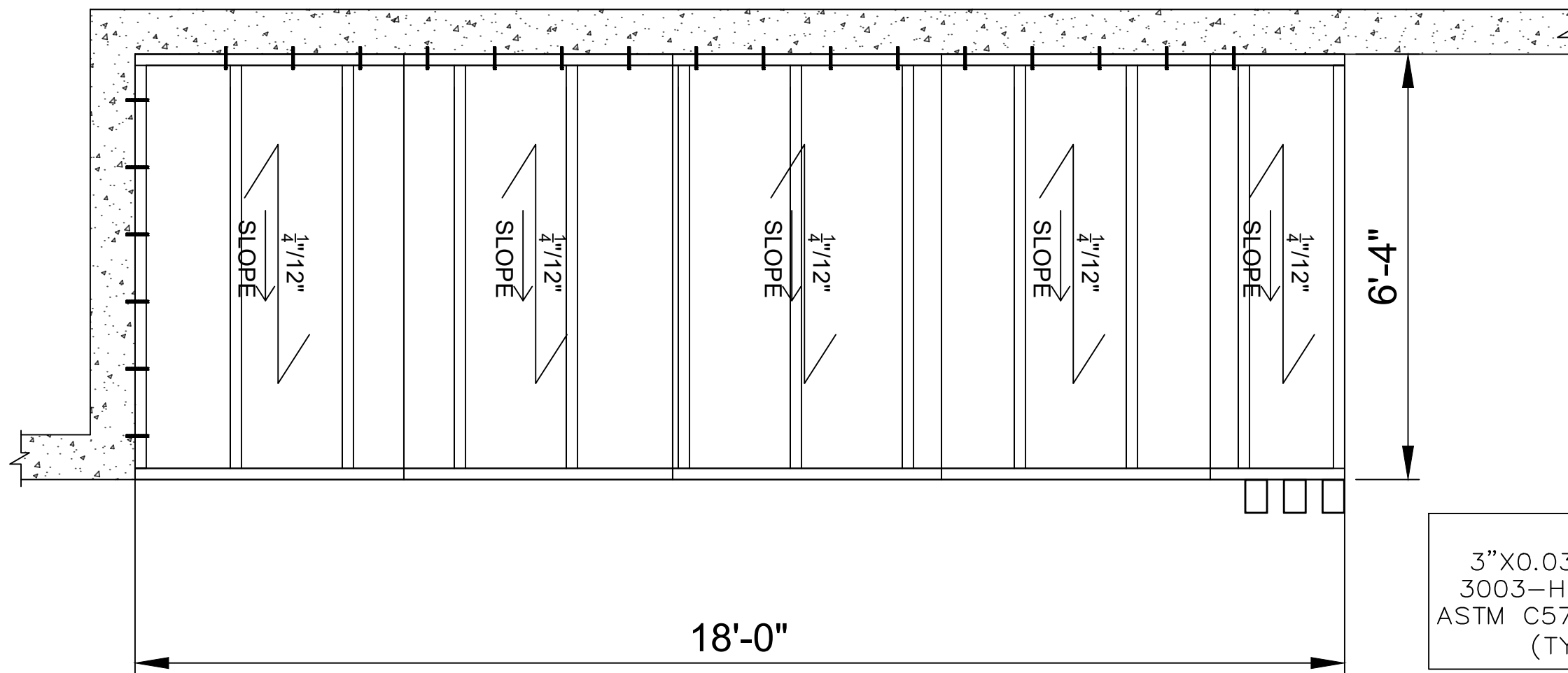
**NOTE:**  
ALL ALUMINUM BEAMS TO BE 6061-T6. NOT WELDED

# FRAMING PLAN- TERRACE 1

SCALE: 1/2 "

**NOTE:**  
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>02</b>



ROOF:  
 3"X0.030 – 2LB FL7561–R7  
 3003–H154 Aluminum facings  
 ASTM C578 Carpenter brand EPS  
 (TYPE II ( $\rho=1.35$  PCF))

**NOTE:**  
 ALL ALUMINUM BEAMS  
 TO BE 6061-T6. NOT WELDED

**NOTE:**  
 CONTRACTOR TO FIELD VERIFY ALL  
 DIMENSIONS PRIOR TO FABRICATION

REVISIONS		
NO.	DATE	DESCRIPTION
1		

**ADDRESS:**  
 381 DEER RUN,  
 MIAMI SPRINGS, FL 33166,

VICTOR CERON PE  
 CIVIL 63023.  
 8883 FONTAINEBLUE BLVD #105  
 MIAMI, FL 33172  
 PHONE: 786-2825292

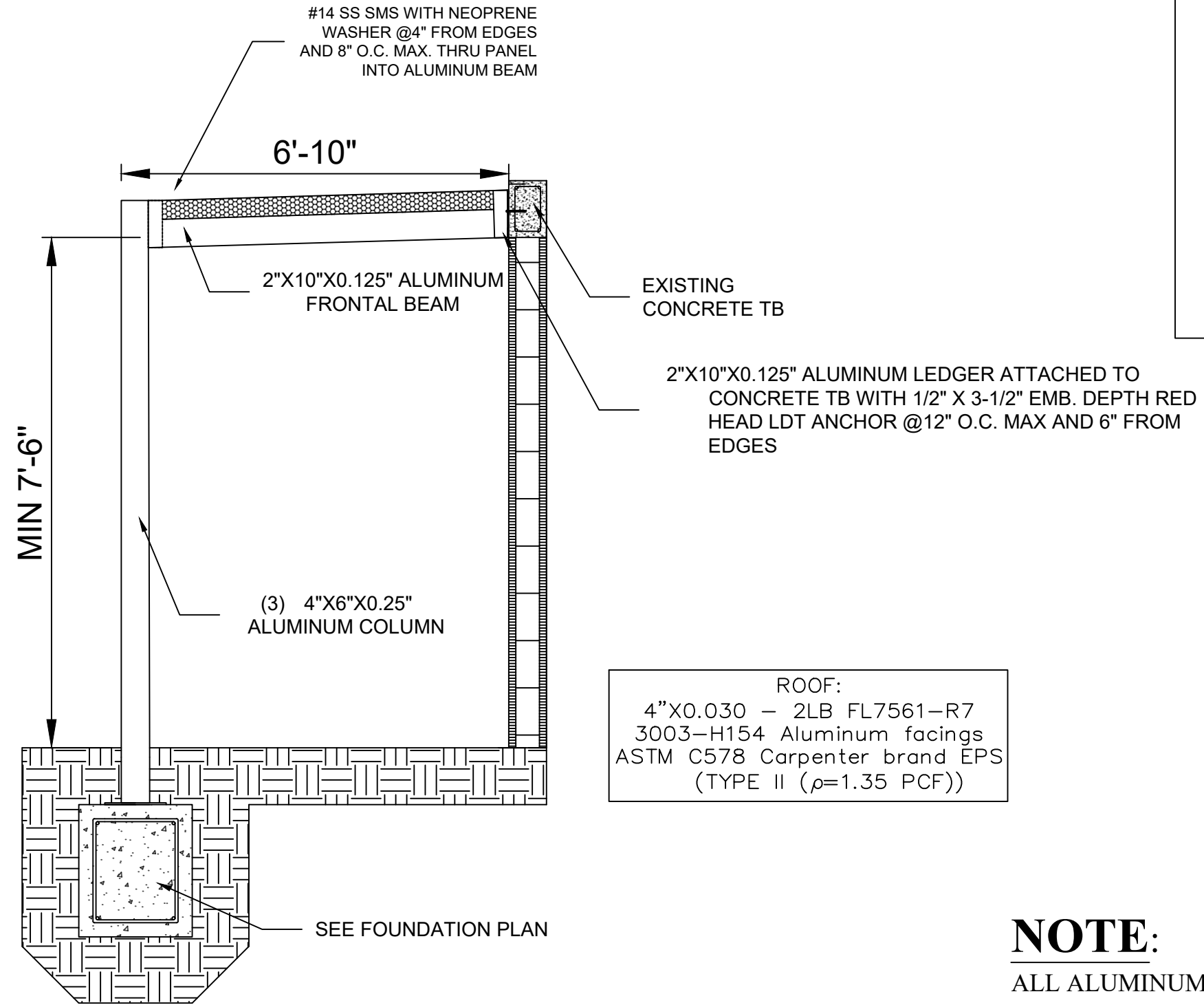
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 Digitally signed  
 by Victor Ceron  
 DN: c=US,  
 o=Unaffiliated,  
 dnQualifier=A014  
 10D00000194F0C  
 49AC800017F61,  
 cn=Victor Ceron  
 Date: 2026.03.23  
 07:50:22 -04'00'

# ROOF PLAN- TERRACE 1

SCALE: 1/2"

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>03</b>



ROOF:  
 4"X0.030 - 2LB FL7561-R7  
 3003-H154 Aluminum facings  
 ASTM C578 Carpenter brand EPS  
 (TYPE II ( $\rho=1.35$  PCF))

REVISIONS		
NO.	DATE:	DESCRIPTION:
1		

**ADDRESS:**  
 381 DEER RUN,  
 MIAMI SPRINGS, FL 33166,

VICTOR CERON PE  
 CIVIL 63023.  
 8883 FONTAINEBLUE BLVD #105  
 MIAMI, FL 33172  
 PHONE: 786-2825292

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 Digitally signed by Victor Ceron  
 DN: c=US, o=Unaffiliated, dnQualifier=A01410D00000194F0C49AC800017F61, cn=Victor Ceron  
 Date: 2026.03.23 07:50:31 -04'00'

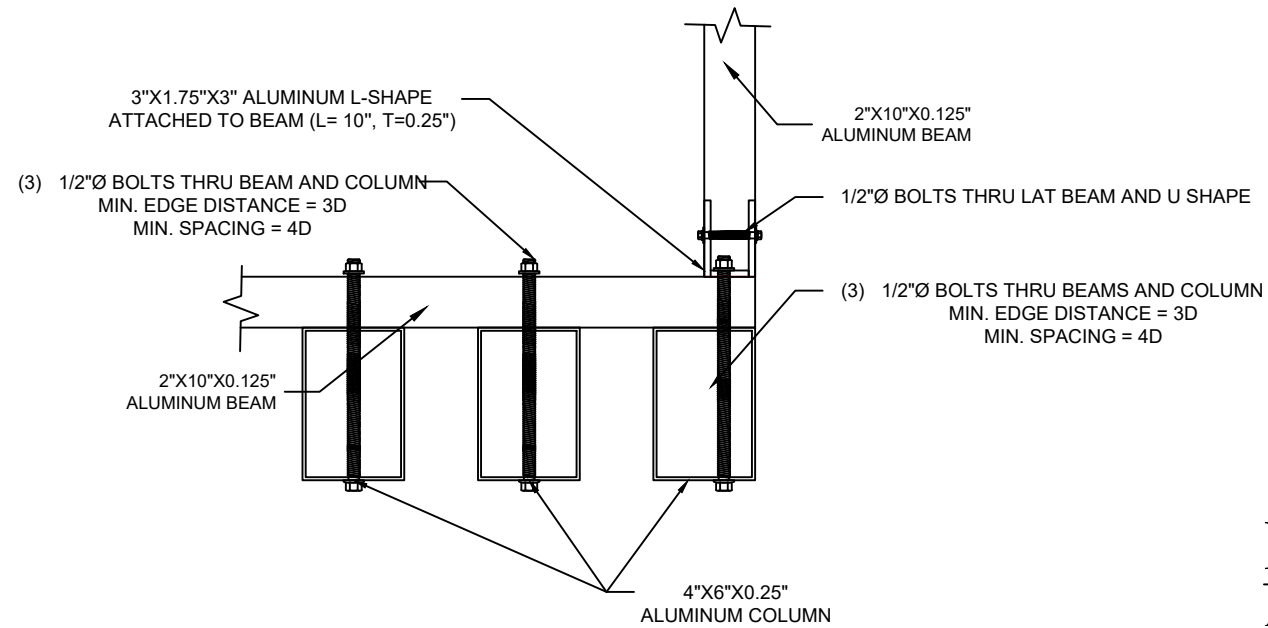
**NOTE:**  
 ALL ALUMINUM BEAMS  
 TO BE 6061-T6. NOT WELDED

# LATERAL ELEVATION- TERRACE 1

SCALE NTS

**NOTE:**  
 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>04</b>



**BEAMS TO COLUMN CON. DETAIL/ LAT BEAM AND FRONT BEAM TO LAT BEAM**  
SCALE: NTS

**NOTE:**  
ALL ALUMINUM BEAMS  
TO BE 6061-T6. NOT WELDED

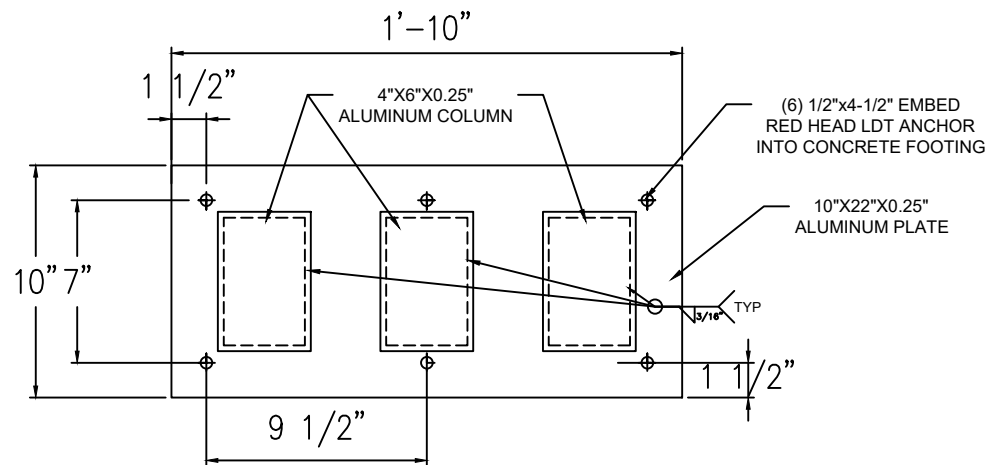
REVISIONS		
NO.	DATE:	DESCRIPTION:
1		

**ADDRESS:**  
381 DEER RUN,  
MIAMI SPRINGS, FL 33166,

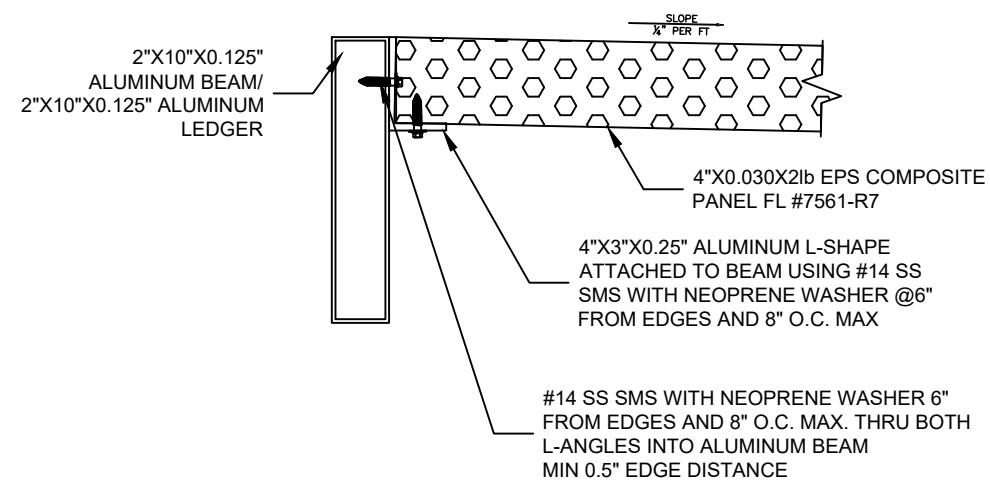
**VICTOR CERON PE**  
CIVIL 63023.  
8883 FONTAINEBLUE BLVD #105  
MIAMI, FL 33172  
PHONE: 786-2825292

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**ENGINEERING SEAL**  
Digitally signed by Victor Ceron DN: c=US, o=Unaffiliated, dnQualifier=A01410D00000194F0C49AC800017F61, cn=Victor Ceron Date: 2026.03.23 07:50:42 -04'00'



**COLUMN TO FOOTING CON. DETAIL**  
SCALE: NTS



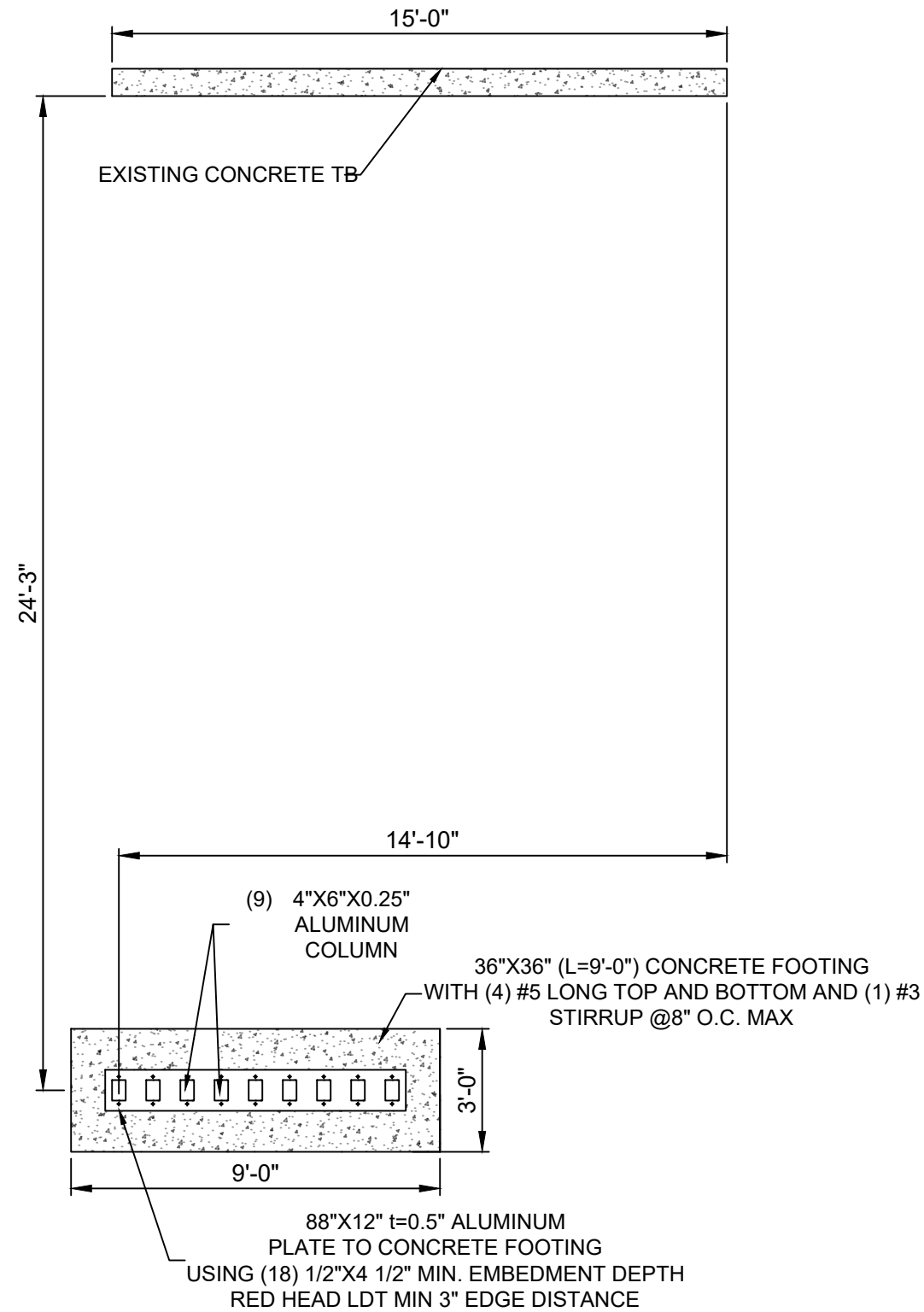
**ROOF PANEL TO BEAM**  
SCALE: NTS

# NOTES AND DETAILS TERRACE 1

SCALE: AS SHOWN

**NOTE:**  
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>05</b>



REVISIONS		
NO.	DATE	DESCRIPTION
1		

**ADDRESS:**  
381 DEER RUN,  
MIAMI SPRINGS, FL 33166,

**VICTOR CERON PE**  
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8883 FONTAINEBLUE BLVD #105  
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Digitally signed by Victor Ceron  
DN: c=US, o=Unaffiliated, dnQualifier=A01410D0000194FOC49AC800017F61, cn=Victor Ceron  
Date: 2026.03.23 07:50:52 -04'00'

**NOTE:**  
ALL ALUMINUM BEAMS  
TO BE 6061-T6. NOT WELDED

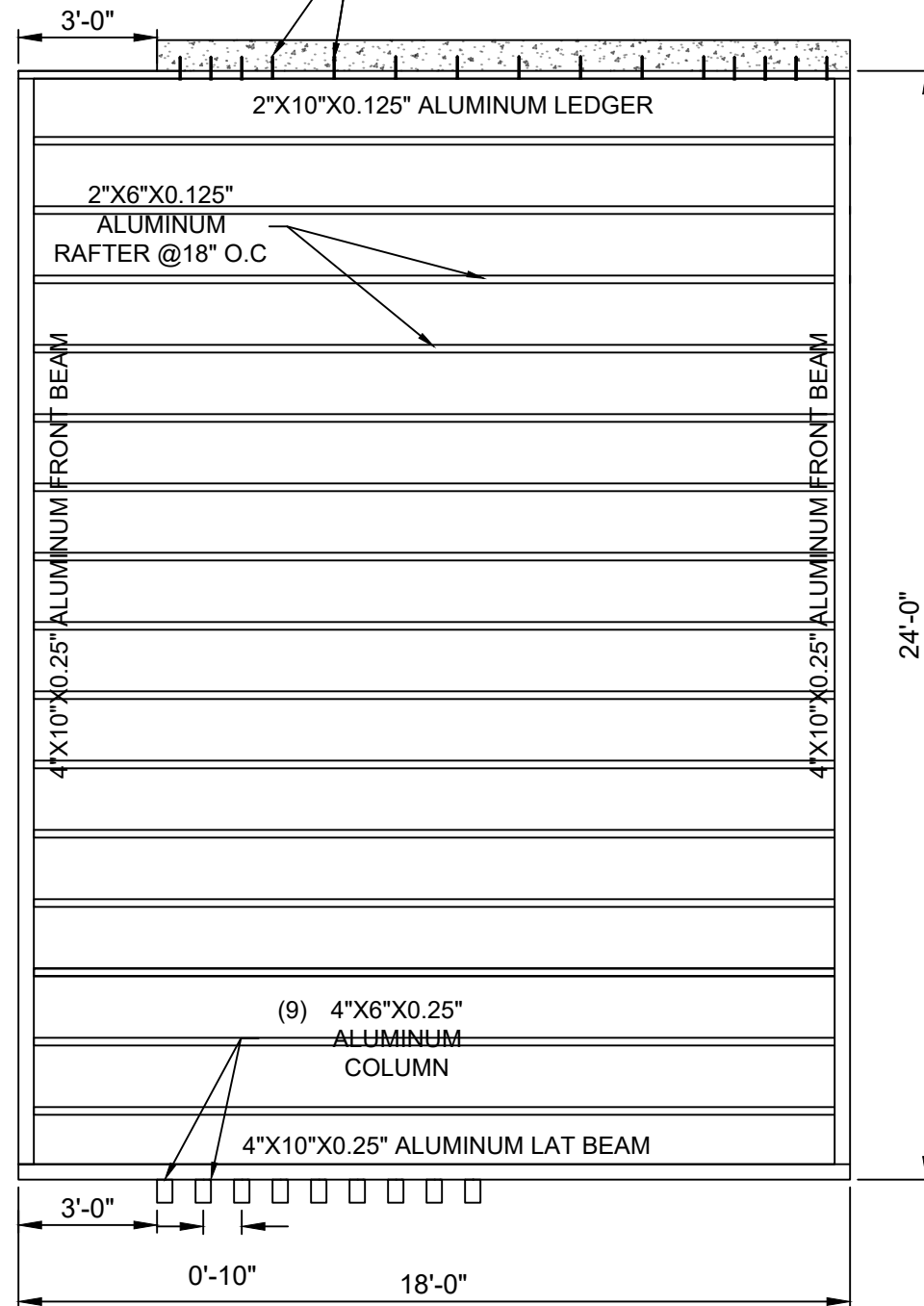
# FOUNDATION PLAN - TERRACE 2

SCALE: 1/4"

**NOTE:**  
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>06</b>

THE FIRST FOUR 1/2" X 3-1/2" RED HEAD LDT ANCHORS SHALL BE INSTALLED AT THE CORNERS, SPACED 8" ON CENTER AND 5" FROM THE EDGE. THE REMAINING ANCHORS SHALL BE SPACED 16" ON CENTER.



REVISIONS		
NO.	DATE	DESCRIPTION
1		

**ADDRESS:**  
381 DEER RUN,  
MIAMI SPRINGS, FL 33166,

VICTOR CERON PE  
CIVIL 63023.  
8883 FONTAINEBLUE BLVD #105  
MIAMI, FL 33172  
PHONE: 786-2825292

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ENGINEERING SEAL

Victor Ceron  
n

Digitally signed by Victor Ceron  
DN: c=US, o=Unaffiliated, dnQualifier=A01410D0000194F0C49AC800017F61, cn=Victor Ceron  
Date: 2026.03.23 07:51:04 -04'00'

**NOTE:**  
ALL ALUMINUM BEAMS TO BE 6061-T6. NOT WELDED

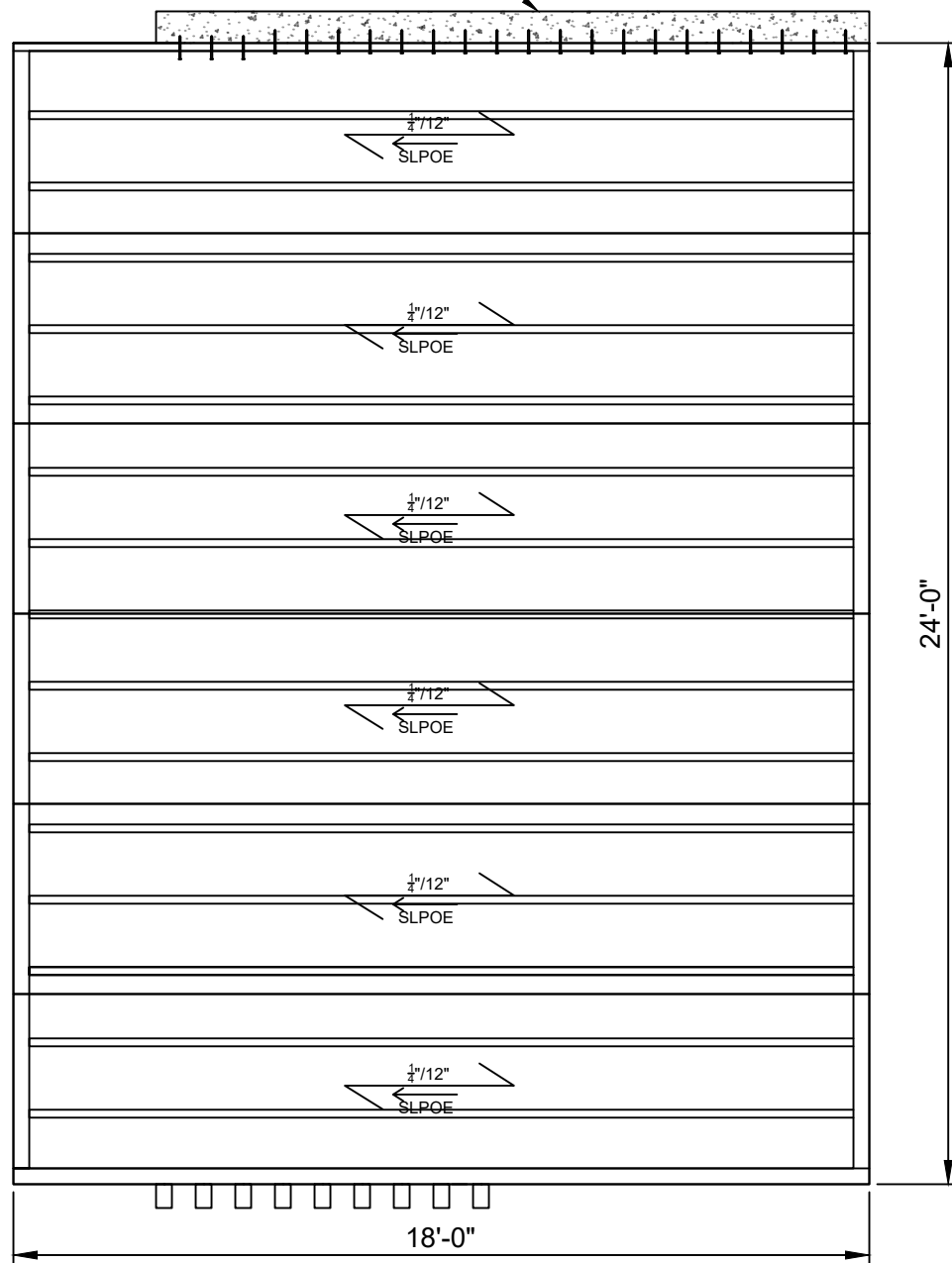
# FRAMING PLAN - TERRACE 2

SCALE: 1/4"

**NOTE:**  
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>07</b>

EXISTING CONCRETE TB



ROOF:  
 4"X0.030 - 2LB FL7561-R7  
 3003-H154 Aluminum facings  
 ASTM C578 Carpenter brand EPS  
 (TYPE II ( $\rho=1.35$  PCF))

REVISIONS		
NO.	DATE:	DESCRIPTION:
1		

**ADDRESS:**  
 381 DEER RUN,  
 MIAMI SPRINGS, FL 33166,

**VICTOR CERON PE**  
 CIVIL 63023.  
 8883 FONTAINEBLUE BLVD #105  
 MIAMI, FL 33172  
 PHONE: 786-2825292

THIS ITEM HAS BEEN SIGNED AND SEALED BY VICTOR CERON P.E., ON 3/2/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

ENGINEERING SEAL  
 Digitally signed by Victor Ceron  
 DN: c=US, o=Unaffiliated, dnQualifier=A01410D00000194FC49AC800017F61, cn=Victor Ceron  
 Date: 2026.03.23 07:51:16 -04'00'

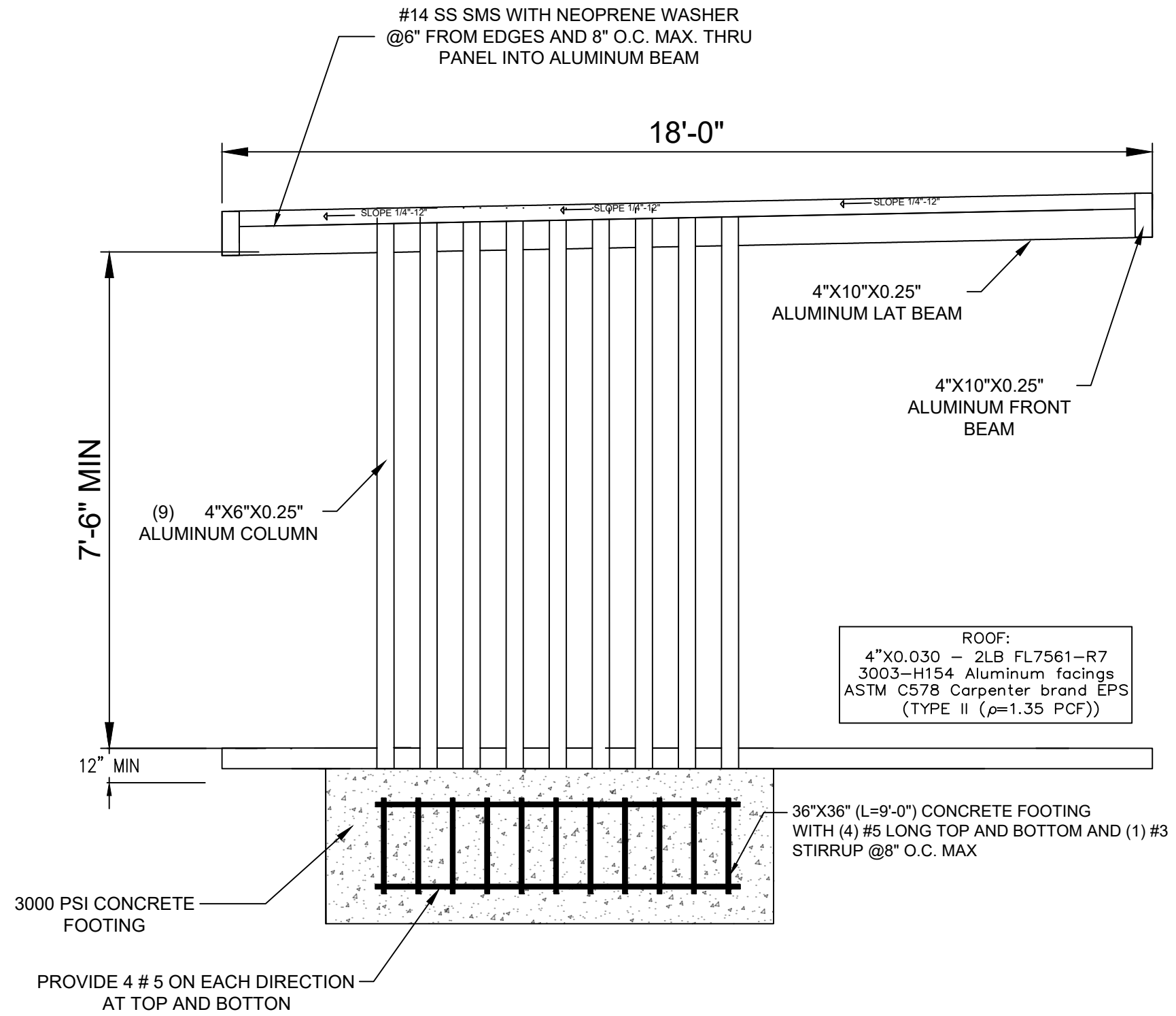
**NOTE:**  
 ALL ALUMINUM BEAMS  
 TO BE 6061-T6. NOT WELDED

# ROOF PLAN - TERRACE 2

SCALE: 1/4"

**NOTE:**  
 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>08</b>



# FRONT ELEVATION - TERRACE 2

SCALE: NTS

## NOTE:

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

REVISIONS		
NO.	DATE	DESCRIPTION
1		

**ADDRESS:**  
381 DEER RUN,  
MIAMI SPRINGS, FL 33166,

**VICTOR CERON PE**  
CIVIL 63023.  
8883 FONTAINEBLUE BLVD #105  
MIAMI, FL 33172  
PHONE: 786-2825292

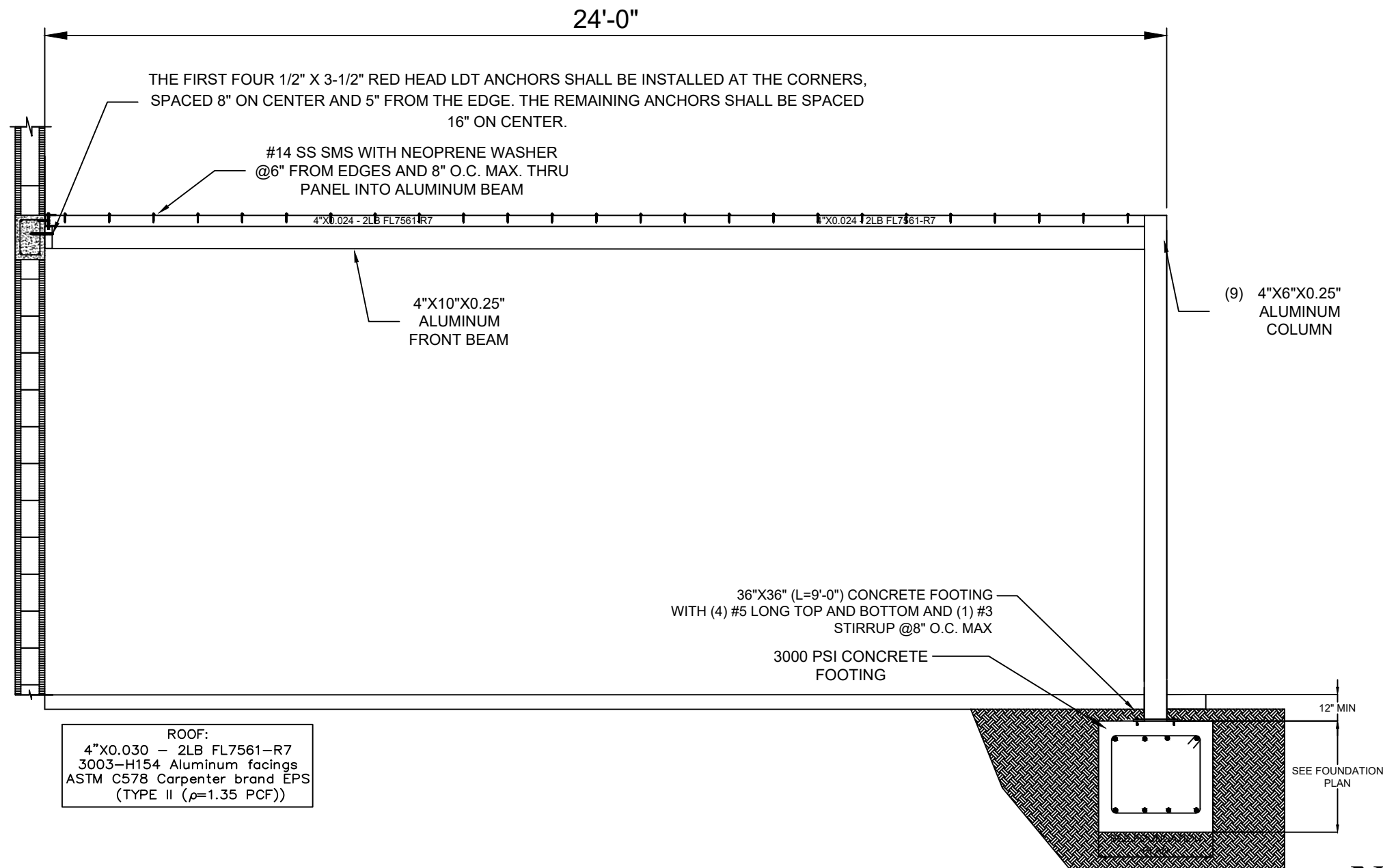
THIS ITEM HAS BEEN SIGNED AND SEALED BY VICTOR CERON P.E., ON 3/2/26. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

ENGINEERING SEAL  
Digitally signed by Victor Ceron  
DN: c=US, o=Unaffiliated, dnQualifier=A014  
10D00000194F0C  
49AC800017F61,  
cn=Victor Ceron  
Date: 2026.03.23  
07:51:27 -04'00'

## NOTE:

ALL ALUMINUM BEAMS TO BE 6061-T6. NOT WELDED

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>09</b>



REVISIONS		
NO.	DATE:	DESCRIPTION:
1		

**ADDRESS:**  
 381 DEER RUN,  
 MIAMI SPRINGS, FL 33166,

**VICTOR CERON PE**  
 CIVIL 63023.  
 8883 FONTAINEBLUE BLVD #105  
 MIAMI, FL 33172  
 PHONE: 786-2825292

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**ENGINEERING SEAL**  
 Digitally signed by Victor Ceron  
 DN: c=US, o=Unaffiliated, dnQualifier=A01410D00000194F0C49AC800017F61, cn=Victor Ceron  
 Date: 2026.03.23 07:51:40 -04'00'

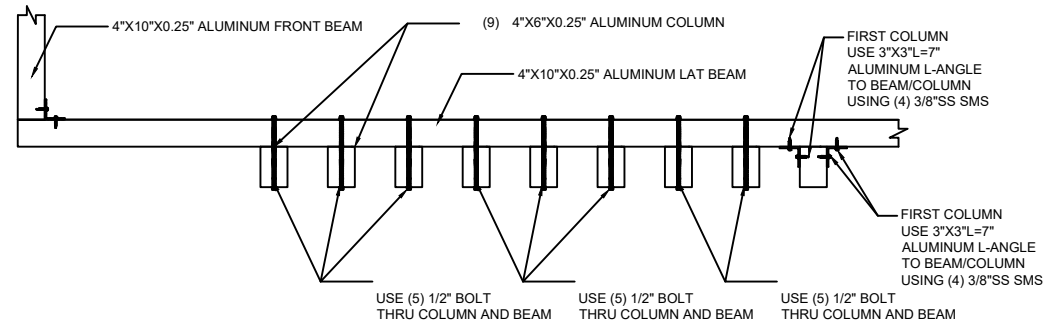
**NOTE:**  
 ALL ALUMINUM BEAMS TO BE 6061-T6. NOT WELDED

# LAT ELEVATION - TERRACE 2

SCALE: NTS

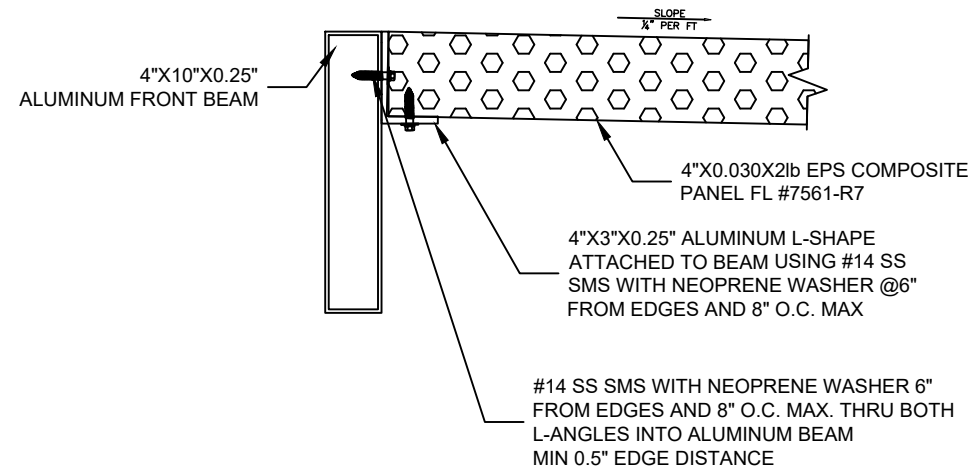
**NOTE:**  
 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : <b>10</b>



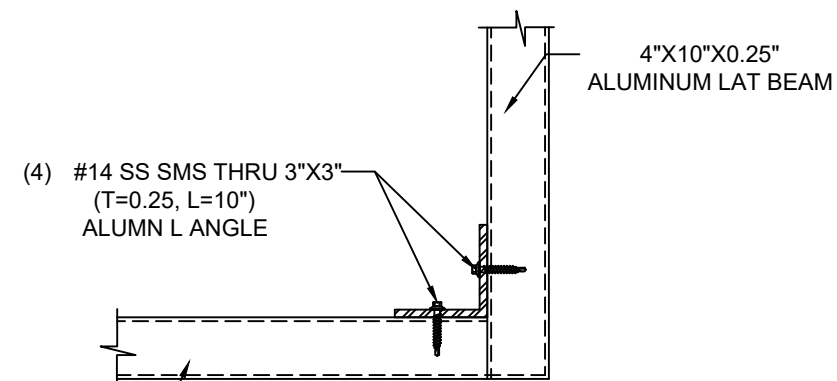
**FRONT BEAM TO COLUMN CON. DETAIL**

SCALE: NTS



**ROOF PANEL TO BEAM**

SCALE: NTS

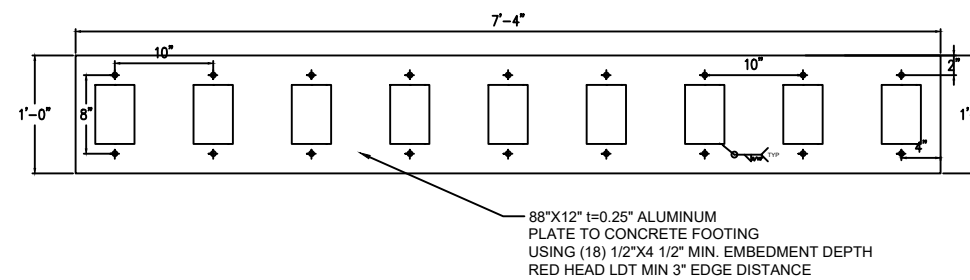


**NOTE:**

ALL ALUMINUM BEAMS TO BE 6061-T6. NOT WELDED

**LAT BEAM TO FRONT BEAM CONNECTION DETAIL**

SCALE: NTS



**COLUMN TO FOOTING CON. DETAIL**

SCALE: NTS

REVISIONS		
NO.	DATE:	DESCRIPTION:
1		

**ADDRESS:**  
381 DEER RUN,  
MIAMI SPRINGS, FL 33166,

**VICTOR CERON PE**  
CIVIL 63023.  
8883 FONTAINEBLUE BLVD #105  
MIAMI, FL 33172  
PHONE: 786-2825292

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**ENGINEERING SEAL**  
Digitally signed by Victor Ceron DN: c=US, o=Unaffiliated, dnQualifier=A01410D0000194F0C49AC800017F61, cn=Victor Ceron Date: 2026.03.23 07:51:52 -04'00'

**NOTES AND DETAILS TERRACE 2**

SCALE: AS SHOWN

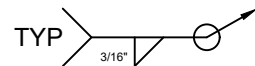
**NOTE:**

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : 11

**GENERAL NOTES:**

1. ALL ALUMINUM MEMBERS TO BE 6061-T6. FY = 35 KSI NOT WELDED. FYw= 15 KSI WELDED. ALUMINUM MEMBERS SHOULD NOT BE WELDED UNLESS INDICATED BY PLANS .
2. ALL STRUCTURES DESIGNED IN ACCORDANCE WITH 2023 FLORIDA BUILDING CODE AND ASCE 7-22:  
  
DL=5PSF, LL=20 PSF AT ROOF.
3. NOTIFY ENGINEER OF ANY ERRORS/OMISSIONS FOUND OR IF ANY PART OF THE DRAWINGS IS NOT UNDERSTOOD.
4. CONTRACTOR TO FIELD VERIFY SUBSTRATE CONDITIONS PRIOR TO FABRICATION AND PRIOR TO ATTACHING FRAMWORK. SHOULD SUBSTRATE CONDITION DIFFER FROM THOSE NOTED ON PLAN, ENGINEER MUST BE NOTIFIED BEFORE PROCEEDING.
5. ALL BOLTS TO BE ASTM F-593 DESIGNATION-STAINLESS STEEL BOLTS. MINIMUM 4" EDGE DISTANCE.
6. WELDED CONNECTIONS TO COMPLY WITH LATEST AWS CONNECTIONS, TO BE FULLY WELDED, ALLOY 5356.
7. NEW CONCRETE TO BE 3000 PSI AT 30 DAYS, STEEL REINFORCEMENT TO BE Fy=60 KSI.
8. ALUMINUM IN CONTACT WITH CONCRETE, WOOD OR STEEL SHALL BE PROTECTED WITH BITUMINOUS PAINT, AS PER ADM 2015



**NOTES:**

- TERRACE AREA 1= 114 SQFT.
- WIND SPEED OF 175 mph, EXPOSURE C
- ULTIMATE PRESSURE DESIGN TERRACE 1 =41.12 PSF
- DESIGN HAVE BEEN DETERMINED BASED ON ASCE 7-22, FBC 2023, ADM 2020

**NOTES:**

- TERRACE AREA 2 = 432 SQFT.
- WIND SPEED OF 175 mph, EXPOSURE c
- ULTIMATE PRESSURE DESIGN =41.12 PSF
- DESIGN HAVE BEEN DETERMINED BASED ON ASCE 7-22, FBC 2023, ADM 2020

**NOTICE TO CONTRACTORS RELATED TO FILL MATERIALS:**

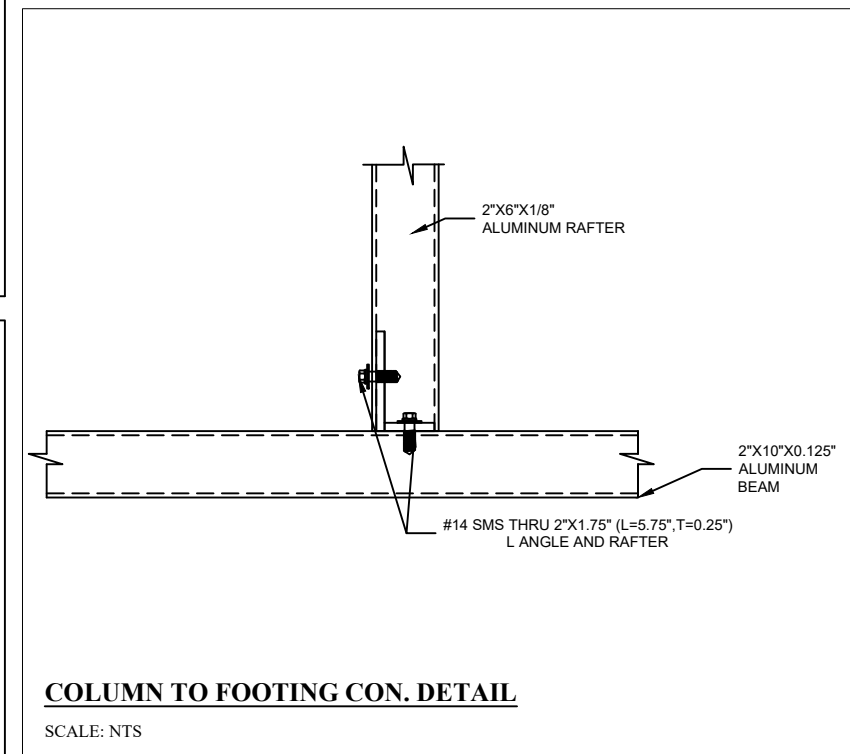
- CONTRACTOR TO SECURE AND PROTECT ALL MATERIAL BROUGHT ON SITE.
- CONTRACTOR TO RESTORE ALL AREAS IMPACTED BY PROPOSED WORK TO EXISTING CONDITION OR BETTER
- CONTRACTOR SHALL NO IMPACT DRAINAGE/LAKE MAINTENANCE EASEMENT IN ANY AY WITHOUT EASEMENT OWNER CONSENT.
- CONTRACTOR SHALL INSTALL SILT FENCE IN AREA ADJACENT TO PROPOSED WORK

**NOTE:**  
ALL ALUMINUM BEAMS TO BE 6061-T6. NOT WELDED

**NOTE:**  
ALL ALUMINUM MEMBER TO BE 6061-T6. ONLY COLUMNS SHALL BE WELDED

**SOIL STATEMENT**

FOUNDATION SYSTEM CONSIST OF SPREAD FOOTINGS BEARING ON COMPACTED LIME ROCK OR UNDISTURBED LIMEROCK FOOTING HAVE BEEN DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2000 P.S.F FOOTING HAVE BEEN DESIGNED IN ACCORDANCE WITH FBC-1806.2 ALLOWABLE LATERAL PRESSURE OF 150 P.S.F INCREASED TWICE APPLIED AT THE THIRD OF THE DEPTH OF FOOTING ENGINEER OF RECORD SHOULD BE CONTACTED IF AT TIMES OF CONSTRUCTION, A SET OF CONDITIONS DIFFERENT FROM THE STATED ABOVE ARE FOUND.



REVISIONS		
NO.	DATE:	DESCRIPTION:
1		

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MIAMI SPRINGS, FL 33166,

**VICTOR CERON PE**  
CIVIL 63023.  
8883 FONTAINEBLUE BLVD #105  
MIAMI, FL 33172  
PHONE: 786-2825292

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ENGINEERING SEAL  
Digitally signed by Victor Ceron  
DN: c=US, o=Unaffiliated, dnQualifier=A01410D00000194F0C49AC800017F61, cn=Victor Ceron  
Date: 2026.03.23 07:52:04 -04'00'

**NOTES AND DETAILS**

SCALE: AS SHOWN

**NOTE:**

CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO FABRICATION

DATE: 3/2/26
DESIGNED BY: CERON
DRAWN BY: CERON
CHECKED BY: CERON
SCALE: AS SHOWN
SHEET : 12

# LETTERS OF SUPPORT

**Jorge and Millie Mejia**  
381 Navarre Road  
Miami Springs, FL 33166  
10/29/2025

**City of Miami Springs**  
Board of Adjustment  
201 Westward Drive  
Miami Springs, FL 33166

**RE: Letter of Support for Variance Request – 381 Deer Run**

Dear Members of the Board,

I am writing in support of the variance application submitted by my neighbors, **Raul and Ibis Cruz-Alvarez**, who reside at **381 Deer Run**. They are requesting approval to construct a carport that will extend into the front yard setback.

As a nearby resident, I believe this request is **reasonable, justified, and will not negatively affect** the character or appearance of the neighborhood. I am aware of the unique challenges they face due to golf ball damage from the adjacent golf course, and I support their effort to protect their vehicles and improve safety for their family.

The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,

  
**Jorge Mejia**

**Emilio and Rikki Allen Guerra**

429 Deer Run

Miami Springs, FL 33166

10/29/2025

**City of Miami Springs**

Board of Adjustment

201 Westward Drive

Miami Springs, FL 33166

**RE: Letter of Support for Variance Request – 381 Deer Run**

Dear Members of the Board,

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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,



**Emilio and Rikki Allen Guerra**

**Catherine Susan Standnik**

485 Deer Run

Miami Springs, FL 33166

10/29/2025

**City of Miami Springs**

Board of Adjustment

201 Westward Drive

Miami Springs, FL 33166

**RE: Letter of Support for Variance Request – 381 Deer Run**

Dear Members of the Board,

I am writing in support of the variance application submitted by my neighbors, **Raul and Ibis Cruz-Alvarez**, who reside at **381 Deer Run**. They are requesting approval to construct a carport that will extend into the front yard setback.

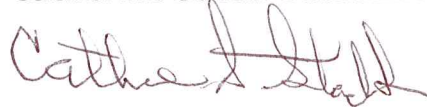
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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,

**Catherine Susan Standnik**



**Fernando and Storie Alfonso**

457 Deer Run  
Miami Springs, FL 33166  
10/29/2025

**City of Miami Springs**

Board of Adjustment  
201 Westward Drive  
Miami Springs, FL 33166

**RE: Letter of Support for Variance Request – 381 Deer Run**

Dear Members of the Board,

I am writing in support of the variance application submitted by my neighbors, **Raul and Ibis Cruz-Alvarez**, who reside at **381 Deer Run**. They are requesting approval to construct a carport that will extend into the front yard setback.

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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,



**Fernando and Storie Alfonso**

**Fernando and Lydia Alfonso**

443 Deer Run

Miami Springs, FL 33166

10/29/2025

**City of Miami Springs**

Board of Adjustment

201 Westward Drive

Miami Springs, FL 33166

**RE: Letter of Support for Variance Request – 381 Deer Run**

Dear Members of the Board,

I am writing in support of the variance application submitted by my neighbors, **Raul and Ibis Cruz-Alvarez**, who reside at **381 Deer Run**. They are requesting approval to construct a carport that will extend into the front yard setback.

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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,

  
**Fernando and Lydia Alfonso**

**Mario Martinez**  
401 Deer Run  
Miami Springs, FL 33166  
10/29/2025

**City of Miami Springs**  
Board of Adjustment  
201 Westward Drive  
Miami Springs, FL 33166

**RE: Letter of Support for Variance Request – 381 Deer Run**

Dear Members of the Board,

I am writing in support of the variance application submitted by my neighbors, **Raul and Ibis Cruz-Alvarez**, who reside at **381 Deer Run**. They are requesting approval to construct a carport that will extend into the front yard setback.

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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,



**Mario Martinez**

**Allan & Cristina Pacheco**

391 Deer Run  
Miami Springs, FL 33166  
10/29/2025

**City of Miami Springs**

Board of Adjustment  
201 Westward Drive  
Miami Springs, FL 33166

**RE: Letter of Support for Variance Request – 381 Deer Run**

Dear Members of the Board,

I am writing in support of the variance application submitted by my neighbors, **Raul and Ibis Cruz-Alvarez**, who reside at **381 Deer Run**. They are requesting approval to construct a carport that will extend into the front yard setback.

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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,

**Allan Pacheco**



**Rafael Orelle Jr and Monica M Orelle**

321 Deer Run  
Miami Springs, FL 33166  
10/29/2025

**City of Miami Springs**

Board of Adjustment  
201 Westward Drive  
Miami Springs, FL 33166

**RE: Letter of Support for Variance Request – 381 Deer Run**

Dear Members of the Board,

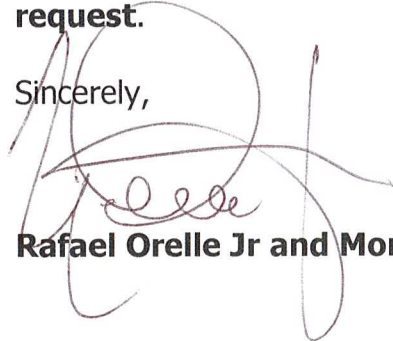
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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request.**

Sincerely,



**Rafael Orelle Jr and Monica M Orelle**

**Abraham Martinez**  
416 Palmetto Dr  
Miami Springs, FL 33166  
10/29/2025

**City of Miami Springs**  
Board of Adjustment  
201 Westward Drive  
Miami Springs, FL 33166

**RE: Letter of Support for Variance Request – 381 Deer Run**

Dear Members of the Board,

I am writing in support of the variance application submitted by my neighbors, **Raul and Ibis Cruz-Alvarez**, who reside at **381 Deer Run**. They are requesting approval to construct a carport that will extend into the front yard setback.

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The proposed carport will be consistent with the aesthetics of the community, and I do not believe it will create any adverse impact on property values, public safety, or the enjoyment of neighboring properties.

For these reasons, I respectfully encourage the City to **approve their variance request**.

Sincerely,

  
**Abraham Martinez**

Lia L <lianaperezloughlin@gmail.com>  
To City Clerk

You forwarded this message on 6/15/2026 7:22 AM.

Dear City Clerk,

Although I am unable to attend the public hearing, I would like to formally submit my opposition to the variance request for 381 Deer Run.

The applicant seeks to reduce the required 30-foot front setback to approximately 8 feet in order to construct a covered carport. This is a 22-foot reduction, or more than 73% of the required setback.

I do not see any unique hardship that would justify such an extraordinary variance. The lot is approximately 11,400 square feet, comparable to many other residential lots in Miami Springs, including my own. It is not unusually small, irregularly shaped, or otherwise constrained.

In my view, this request reflects a preference for additional covered parking rather than a genuine hardship. The practical result is that a significant portion of the front yard would become a covered parking area only eight feet from the street.

I am also concerned about the visual impact of a large aluminum carport in the front yard and the precedent that approval would set. Miami Springs' setback requirements help preserve the open, residential character of our neighborhoods. Granting a variance of this magnitude on a typical residential lot could encourage similar requests in the future.

I could understand a modest variance of 2-4 feet where unique site conditions justify a small adjustment. However, a 22-foot reduction on a standard residential lot, without a demonstrated hardship, is difficult to justify.

For these reasons, I respectfully request that the Board of Adjustment and City Council deny the variance application.

Thank you for your consideration.

Sincerely,

Liana Loughlin

351 Deer Run

Miami Springs, FL 33166