CITY OF MIAMI OFFICE OF ZONING

**IN COMPLIANCE WITH THE MIAMI NEIGHBORHOOD COMPREHENSIVE PLAN AND MIAMI 21, NOTICE OF APPLICATION AND FINAL DECISION FOR WAIVERS IS ISSUED FOR THE FOLLOWING ITEMS:**

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| Waiver Number | Name | Address | NET Area | Use | Date of First Notice | App. Received | Referral Date | Addt. Referral | Final Decision cannot be issued prior to: | Final Decision (Issuance) Date | Status |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **2013-0001** | Meyerhans Addition | 94 Bay Heights Drive | North/East Coconut Grove | Addition | 1/3/2013 | 1/7/2013 | | DA | 2/8/2013 | | Pursuant email from Zoning Manager on April 24, 2013 the NCD3 setbacks are not applicable to this case |
| **2013-0002** | River Landing | 1500 NW North River Drive | Allapatah | SAP | 1/29/2013 | 1/30/2013 | | DA | 3/4/2013 | 3/13/2013 | Approve with Conditions |
| **2013-0003** | 30 Unit Apartment Building | 216, 224, 228 SW 12 Avenue | Little Havana | 10% parking reduction | 1/22/2013 | 1/29/2013 | | DA | 3/1/2013 | 6/10/2013 | Approve with Conditions |
| **2013-0004** | St John Bosco | 1350 NW 1st Street | Little Havana | Learning Center | 11/2/2012 | Planning 11/2/2012 and Zoning | 11/6/2012 | DA | 12/3/2012 | 3/21/2013 | Approve with Conditions |
| **2013-0005** | City Crossings | 230 SW 12 Street | Downtown | Setback modificaiton for affordable | 1/29/2013 | 1/16/2013 | 1/29/2013 | FG | 3/1/2013 | 4/2/2013 | Approve with Conditions |
| **2013-0006** | 137 West Shore Drive Demolition | 137 West Shore Drive | North/East Coconut Grove | Demolition | 2/6/2013 | 1/15/2013 | 2/5/2013 | FG | 3/6/2013 | 3/15/2013 | Approve with Conditions |
| **2013-0007** | Duplex | 3071 Orange Avenue | North/East Coconut Grove | Demolition | 2/4/2013 | 1/15/2013 | 2/7/2013 | DA | 3/6/2013 | 3/21/2013 | Approve with Conditions |
| **2013-0008** | Elizabeth Street Townhouse | 3025 Elizabeth Street | South/West Coconut Grove | Demolition | 2/4/2013 | 1/15/2013 | 2/7/2013 | DA | 3/6/2013 | 3/21/2013 | Approve with Conditions |
| **2013-0009** | Office & Associated parking | 3355 Cornalia Dr & 2765 S. Bayshore Dr | NE Coconut Grove | Total Demolition | 2/14/2013 | 2/13/2013 | 2/14/2013 | FG | 3/14/2013 | 3/15/2013 | Approve with Conditions |
| **2013-0010** | Abvin Residence | 1722 South Bayshore Drive | North/East Coconut Grove | Demolition | 2/20/2013 | 2/7/2013 | 2/13/2013 | FG | 3/20/2013 | 3/21/2013 | Approve with Conditions |
| **2013-0011** | Dr Mendieta | 2310 S. Dixie Hwy | NE Coconut Grove | Addition to a Medical Office | 3/6/2013 | 2/13/2013 | 3/5/2013 | FG | 4/6/2013 | 4/26/2013 | Approve with Conditions |
| **2013-0012** | De La Paz Residence | 3441 Charles Avenue | South/West Coconut Grove | New Addition ? | 3/14/2013 | 3/5/2013 | 3/13/2013 | FG | 4/14/2013 | 5/21/2013 | Approve with Conditions |
| **2013-0013** | Flagler on the River | 340 W. Flagler | Downtown | Mixed Use | 3/15/2013 | 3/13/2013 | 3/13/2013 | FG | 4/15/2013 | 7/22/2013 | Approve with Conditions |
| **2013-0014** | A. R. Barrigton SFR | 2712 Hilola St | NE Coconut Grove | Demolition | 3/19/2013 | 2/25/2013 | 3/19/2013 | PS | 4/19/2013 | 4/29/2013 | Approved with Conditions |
| **2013-0015** | Mizzen Commercial Center | 2770 SW 27 Avenue | Coral Way | 10% parking reduction | 3/20/2013 | 3/5/2013 | 3/22/2013 | MDL | 4/20/2013 | 6/17/2013 | Approved with Conditions |
| **2013-0016** | Tequesta | 2230 Tequest Lm | NE Coconut Grove | Demolition | 4/5/2013 | 3/5/2013 | 3/20/2013 | PS | 5/6/2013 | 5/9/2013 | Approved with Conditions |
| **2013-0017** | Island Living | 1201 NE 3 Ave. | Overtown | parking/side setback/loading brth | 3/21/2013 | 3/4/2013 | 3/14/2013 | PS | 4/22/2013 | 5/10/2013 | Approved with Conditions |
| **2013-0018** | Andres Fonte | 1820 Bayshore Drive | NE Coconut Grove | Demolition | 4/4/2013 | 3/4/2013 | 3/26/2013 | PS | 5/6/2013 | 5/16/2013 | Approve with Conditions |
| **2013-0019** | Existing SFR | 3945 Loquat Avenue | South/West Coconut Grove | Total demolition | 4/2/2013 | 3/25/2013 | 3/25/2013 | FG | 5/2/2013 | 5/7/2013 | Approve with Conditions |

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| **2013-0020** | One Bay Urban Townhomes | 447/455 NE 39 St. | Upper Eastside | Access thru P. Frontage | 4/5/2013 | 1/15/2013 | 3/27/2013 | FG | 5/5/2013 | 10/28/2013 | Approved with Conditions |
| **2013-0021** | Broadstone Brickell Lofts | 145 sw 13 st | Coral Way | multy family | 4/11/2013 | 2/13/2013 | 4/19/2013 | MDL | 5/11/2013 | 6/16/2013 | Approve with Conditions |
| **2013-0022** | Green Orizzont, LLC | 3828 Washington Av | South/West Coconut Grove | Demolition | 4/9/2013 | 2/22//2013 | | PS | 5/9/2013 | 5/13/2013 | Approve with Conditions |
| **2013-0023** | Foundation Investments LTD | 3500 saint Gardens Road | South/West Coconut Grove | Demolition | 4/25/2013 | 3/28/2013 | 4/23/2013 | PS | 4/2/2013 | 5/28/2013 | Approve with Conditions |
| **2013-0024** | St Martin's Place | 1128, 1154, 1170 nw 7 av | Overtown | parking in the 2 layer above1 st floor | 4/24/2013 | 2/15/2013 | 5/1/2013 | MDL | 5/24/2013 | 9/26/2013 | Approve with Conditions |
| **2013-0025** | Ben Fernandez | 3704 NE 2nd Ave | Little Haiti | Setbacks / Patrking Reduction | | 3/12/2013 | | PS | | 11/4/2013 | Approved with Conditions. |
| **2013-0026** | 7880 Biscayne | 7880 Biscayne Blvd | | Parking on 2nd layer + parking entry width | 3/28/2013 | | | PS | 4/4/2013 | | In progress |
| **2013-0027** | CVS | 79th and Biscayne | Upper Eastside | Glass reduction on retail frontage | | 2/20/2013 | | PS | | | In progress |
| **2013-0028** | Parshalidis Residence | 3631 Frantz Rd | South/West Coconut Grove | Partial Demolition\ | 5/28/2013 | 5/9/2013 | 5/12/2013 | PS | 6/28/2013 | 6/28/2013 | Approve with Conditions |
| **2013-0029** | Washington Square | 1146 NW 7 Court | Overtown | Affordable Housing | 5/10/2013 | 4/24/2013 | 5/10/2013 | FG | 6/10/2013 | 6/24/2013 | Approve with Conditions |
| **2013-0030** | Jackie Rodriguez | 3409 Day Ave | South/West Coconut Grove | Residential | 5/16/2013 | 5/8/2013 | 5/10/2013 | FG | 6/16/2013 | 6/17/2013 | Approve with Conditions |
| **2013-0031** | Jackie Rodriguez | 3441 Shipping Ave | South/West Coconut Grove | Residential | 5/16/2013 | 5/8/2013 | 5/10/2013 | FG | 6/16/2013 | 6/19/2013 | Approve with Conditions |
| **2013-0032** | 111 NE 40 ST | 111 NE 40 Street | Little Haiti | Lot coverage | 5/17/2013 | 4/30/2013 | 5/21/2013 | MDL | 6/17/2013 | 6/27/2013 | Approve with Conditions |
| **2013-0033** | Connor Residence | 5729 NW 5 Ct | little Haiti | Residential Set backs | 5/28/2013 | 5/15/2013 | 5/22/2013 | FG | 6/28/2013 | 6/28/2013 | Approve with Conditions |
| **2013-0034** | 151 1 Street | 151 SE 1 Street | Downtown | Dominant Setback | 4/5/2013 | 4/22/2013 | 5/7/2013 | DA | 5/23/2013 | 8/30/2013 | Approve with Conditions |
| **2013-0035** | Viscaya Homes | 3535 Hiawattha Ave | NE/C. Grove | SFR | 5/23/2013 | 5/21/2013 | 5/21/2013 | FG | 6/23/2013 | | In process |
| **2013-0036** | 3100 Brickell | 3100 Brickell Av | NE Coconut Grove | Demolition | 5/31/2013 | 5/20/2013 | 5/24/2013 | PS | 7/1/2013 | 7/1/2013 | Approve with Conditions |
| **2013-0037** | Modera Bird | 3760 Bird Rd. | Coral Way | Residential | 5/5/2013 | 2/21/2013 | 5/31/2013 | PS | 6/5/2013 | 7/26/2013 | Approve with Conditions |
| **2013-0038** | Habitat II | 1700 SW 2 AVE | Coral Way | 50% reduct. Parking & 10% 500' distance to | 6/13/2013 | 2/19/2013Set 2/12/2013 log in | 6/17/2013 | DA | 7/14/2013 | 9/30/2013 | Approval with conditions |

CITY OF MIAMI OFFICE OF ZONING

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| **2013-0039** | Kruger Garage | 5811 N Bayshore Dr | Upper Eastside | Addition to existing garage | 6/13/2013 | 5/20/2013 | 5/31/2013 | PS | 7/15/2013 | 7/22/2013 | Approved with condition |
| **2013-0040** | coconut grove convention center | 2700 s bayshore dr | South/West Coconut Grove | Demolition | 6/20/2013 | 6/19/2013 | 6/20/2013 | MDL | 7/20/2013 | 7/22/2013 | Approve with Conditions |
| **2013-0041** | Mimo Place | 6405 BISCAYNE BLVD | | Parking | 6/26/2013 | 5/172013 | 7/1/2013 | MDL | 7/26/2013 | 8/15/2013 | Approve with Conditions |
| **2013-0042** | Rendon residence | 2900 Natoma St | North/East Coconut Grove | Demolition | 7/3/2013 | 6/18/2013 | 7/5/2013 | MDL | 8/3/2013 | 8/5/2013 | Approve with Conditions |
| **2013-0043** | 2132 Tigertail Av | 2132 Tigertail Av | NE Coconut Grove | Residential demolition | | 6/4/2013 | 7/8/2013 | **VI** | 9/30/2013 | 9/30/2013 | Approval with conditions |
| **2013-0044** | im Calban | 1899 S Bayshore Dr | North/East Coconut Grove | Demolition | 7/12/2013 | 6/25/2013 | 7/12/2013 | MDL | 8/12/2013 | 8/13/2013 | Approve with Conditions |
| **2013-0045** | Benevento Life | 456 NE 29th St | Wynwood/Edge Watter | Multifamily | 7/17/2012 | 6/20/2013 | 7/16/2013 | FG | 8/17/2013 | 9/30/2013 | Approved with conditions |
| **2013-0046** | Hotel Urbano | 2500 Brickell Av | Coral Way | Lodging | 7/29/2013 | 7/18/2013 | 8/1/2013 | PS | 8/29/2013 | 9/10/2013 | Approve with Conditions |
| **2013-0047** | Walgreens | 296 SW 7 St | Downtown | retail | 7/26/2013 | 6/26/2013 | 7/31/2013 | MDL | 8/26/2013 | 9/30/2013 | Approve with Conditions |
| **2013-0048** | Laurent Bernazzani | 3407 & 3409 Day Av | South/West Coconut Grove | Demolition | 7/24/2013 | 7/10/2013 | 7/19/2013 | FG | 8/24/2013 | 8/26/2013 | Approve with Conditions |
| **2013-0049** | Riverside Tower | 230 SW 3 Street | Downtown | Mixed Use | 7/24/2013 | 7/5/2013 | 7/5/2013 | FG | 8/24/2013 | | In progress |
| **2013-0050** | The Plaza at the Lyric | 919 NW 2nd Ave | Overtown | Residential | 7/26/2013 | 5/1/2013 | 7/22/2013 | FG | 8/26/2013 | 9/6/2013 | Approve with Conditions |
| **2013-0051** | Bain Residence | 940 NE 72 St | Upper Eastside | Residential | 7/31/2013 | 8/1/2013 | 8/5/2013 | DA | 8/29/2013 | 8/30/2013 | Approve with Conditions |
| **2013-0052** | Ponce Entrance | 101-129 SW 36 Ct | west flagler | Setback and Ingress | | 5/21/2013 | 8/2/2013 | PS | | 10/8/2013 | Approved with conditions |
| **2013-0053** | Family Dollar | 2044-2090 NW 7 St | Little Havana | General Commercial | | 7/16/2013 | 8/5/2013 | PS | 9/30/2013 | 9/30/2013 | Approve with Conditions |
| **2013-0054** | Riverwalk Apartments | 1510 NW 19 | Allapatah | Non-Conf Site Improvements | 8/6/2013 | 4/23/2013 | 8/2/2013 | FG | 9/6/2013 | 9/6/2013 | Approve with Conditions |
| **2013-0056** | mayor realty | 833-835 sw 13 ct | Little Havana | Egress of frontage | 8/16/2013 | 7/24/2013 | n/a | MDL | 9/16/2013 | 10/21/2013 | Approved with Condiditons |
| **2013-0058** | 12 Unit Appartment Bld | 750 SW 2 St | little Havana | Access thru P. Frontage | 8/13/2013 | 8/8/2013 | n/a | MDL | 9/13/2013 | 10/18/2013 | Approved with Conditions |
| **2013-0059** | Martinez & Betancourt Residence | 692 NE 70 St | Upper Eastside | Legalization | 8/9/2013 | 6/26/2013 | 8/6/2013 | FG | 9/9/2013 | 9/9/2013 | Approve with Conditions |

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| **2013-0060** | 4080 Matheson | 4080 Matheson Av | South/West Coconut Grove | Demolition | 8/1/2013 | 7/24/2013 | 7/31/2013 | PS | 9/2/2013 | 9/3/2013 | Approve with Conditions |
| **2013-0061** | 11/19/2013 | 1000 NW 22 Street | Allapatah | Legalization | 8/24/2013 | 8/19/2013 | 8/19/2013 | FG | 9/24/2013 | 11/19/2013 | Approved with Conditions |
| **2013-0062** | The Rosenberg Residence | 4445 Sabal Palm Rd. | Upper Eastside | To enlarge a non-conformity | 8/22/2013 | 8/20/2013 | 8/21/2013 | FG | 9/22/2013 | 9/30/2013 | Approval with conditions |
| **2013-0064** | Juan Echevarria | 3050/52 Day Av | NE Coconut Grove | Total demolition | 8/29/2013 | 8/21/2013 | 8/28/2013 | PS | 9/30/2013 | 9/30/2013 | Approved with conditions |
| **2013-0065** | Mr. Jose Pereira's Res. | 4200 Grove Street | South/West Coconut Grove | Demolition | 9/4/2013 | 8/6/2013 | 9/4/2013 | FG | 10/4/2013 | 10/7/2013 | Approved with conditions |
| **2013-0066** | Arizona Federal LLC | 3530 SW 23 Tr | Coral Way | Pool Equip Setback | 8/6/2013 | 7/3/2013 | n/a | VI | 9/21/2013 | | 10 Sept - spoke w app and informed him of protest letter. 6 Sept - abutting prop owner @ SE corner filed a potest letter. 21 Aug - City sent |
| **2013-0068** | Riverside Residences | 100 NW South River Drive | Little Havana | Multi-Family | Pending to be sent | 8/30/2013 | 9/12/2013 | | N/A | | Rejected by the IDR Committee on 09/26/2013 (see Tony Perez's email) |
| **2013-0075** | Jose Fano | 3680 N. Bayshore Dr. | South/West Coconut Grove | Single Family/Partial Demolition | 11/6/2013 | 10/16/2013 | 11/15/2013 | MDL | 12/6/2016 | 12/26/2013 | Approved with Conditions |
| **2013-0077** | Fonticella Residence | 3524 N. Bayshomes Dr. | South/West Coconut Grove | Single Family/total demolition pcd2 | 11/13/2013 | 11/12/2013 | 11/15/2013 | MDL | 12/13/2013 | 12/26/2013 | Approved with Conditions |
| **2013-0080** | Courtney Denaro | 3518 South Moorings Way | South/West Coconut Grove | Setback reduction | 11/19/2013 | 10/2/2013 | 11/14/2013 | FG | 12/19/2013 | 12/30/2013 | Approved with Conditions |
| **2013-0082** | 790 Lake Road Residence | 790 Lake Road | Upper Eastside | Elevator enclosoure above | 11/18/2013 | 11/6/2013 | 11/7/2013 | FG | 12/18/2013 | 12/30/2013 | Approved with Conditions |
| **2013-0084** | 4215 Braganza | 4215 Braganza | South/West Coconut Grove | Demolition | 12/4/2013 | 11/8/2013 | 11/22/2013 | FG | 1/4/2014 | | Approved with Conditions |
| **2013-0073** | 250 Wynwood | 250 NW 24 Street | Wynwood | Predominant Setback | 10/18/2013 | 7/18/2013 | n/a | MDL | 11/18/2013 | 11/27/2013 | Approved with Conditions |
| **2013-0049** | Riverside Tower | 230 SW 3 Street | Downtown | Mixed Use | 8/2/2013 | 7/5/2013 | 7/5/2013 | FG | 9/2/2013 | 9/30/2013 | Approved with Conditions |
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CITY OF MIAMI OFFICE OF ZONING

**IN COMPLIANCE WITH THE MIAMI NEIGHBORHOOD COMPREHENSIVE PLAN AND MIAMI 21, NOTICE OF APPLICATION AND FINAL DECISION FOR WAIVERS IS ISSUED FOR THE FOLLOWING ITEMS:**

**THE FINAL DECISION OF THE ZONING ADMINISTRATOR MAY BE APPEALED TO THE PLANNING, ZONING AND APPEALS BOARD BY ANY AGGRIEVED PARTY, WITHIN FIFTEEN (15) DAYS OF THE DATE OF ISSUANCE BY FILING A WRITTEN APPEAL AND APPROPRIATE FEE WITH THE OFFICE OF HEARING BOARDS, LOCATED AT 444 SW 2ND AVENUE 3rd Floor, MIAMI, FL 33130. TEL. (305) 416-2030**

| Waiver Number | Name | Address | NET Area | Use | Date of First Notice | App. Received | Referral Date | Addt. Referral | Final Decision cannot be issued prior to: | Final Decision (Issuance) Date | Status |
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