



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 THE POSTING OF THE DECISION TO THIS WEBSITE 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	Transect Zone	Use	Date of First Notice	App. Received	Referral Date	Addt. Referral	Final Decision cannot be issued prior to:	Final Decision (Issuance) Date	Posting Date	Status
2014-0119	Antonio Maceo Community Center	5151 NW 1 St	Flagami	CS	parking reduction	11/25/2014	11/4/2014		TF	12/26/2014	1/5/2015	1/5/2015	Approved with Conditions
2014-0133	3395 Shipping Ave	3395 Shipping Av	South/west Coconut Grove	T3-O/NCD-2	Demolition	12/4/2014	10/29/2014	12/2/2014	PS	1/5/2015	1/5/2015	1/5/2015	Approved with Conditions
2014-0075	One15 Residence	115 SE 1 St	Downtown	T6-80-O	Mixed Use	7/29/2014	12/19/2013	8/15/2014	PS	8/29/2014	1/12/2015	1/12/2015	Approved with Conditions
2014-0145	2914 Catalina St	2914 Catalina St	North/East Coconut Grove	T3-O/NCD-3	total demolition	12/18/2014	11/7/2014	12/15/2014	PS	1/19/2015	1/21/2015	1/21/2015	Approved with Conditions
2014-0134	Friday Media Miami LLC	445 NE 56 St	Upper East Side	T4-O	Site Improvement	12/2/2014	10/21/2014		TF	1/1/2015	1/21/2015	1/21/2015	Approved with Conditions
2014-0117	4136 N Miami Av	4136 N Miami Av	Little Haiti	T4-L	Office	11/21/2014	7/1/2014	10/6/2014	DC	12/21/2014	1/21/2015	1/21/2015	Approved with Conditions
2014-0133	3395 Shipping Ave	3395 Shipping Av	South/west Coconut Grove	T3-O/NCD-2	Demolition	12/4/2014	10/29/2014	12/2/2014	PS	1/5/2015	1/21/2015	1/21/2015	Approved with Conditions
2014-0120	Michael Ryan Residence	2411 Tiger Tail Av	North/East Coconut Grove	T3-R/NCD-3	Demolition	11/20/2014	11/12/2014	11/18/2014	DC	12/20/2014	1/21/2015	1/21/2015	Approved with Conditions
2014-0149	JBI Acquisitions	4223 Braganza Av	Coconut Grove	T3-R/NCD-3	Demolition	12/17/2014	11/25/2014	1/16/2015	TF	1/18/2015	1/23/2015	1/23/2015	Approved with Conditions
2015-0007	Little Avenue	3853 Little Ave	NCD-3	T-3	Demolition	12/19/2014		1/9/2015	TF	1/20/2015	1/26/2015	1/26/2015	Approved with Conditions
2015-0006	Gifford Lane	3134 Gifford Lane	NCD-3	T-3	Demolition	12/19/2014		1/9/2015	TF	1/20/2015	1/26/2015	1/26/2015	Approved with Conditions
2014-0150	Eduardo Menezes	2903 SW 22 Av	Coconut Grove	T3-R/NCD-3	Demolition	12/26/2014	11/25/2014		TF	1/27/2015	1/28/2015	1/28/2015	Approved with Conditions
2014-0125	3520 W Glencoe	3520 w Glencoe St	North/East Coconut Grove	T3-R/NCD-3	Demolition	12/10/2014	11/17/2014	12/1/2014	DC	1/10/2014	1/30/2015	1/30/2015	Approved with Conditions
2014-0126	3510 W Glencoe	3510 W Glencoe St	North/East Coconut Grove	T3-R/NCD-3	Demolition	12/10/2014	11/17/2014	12/1/2014	DC	1/10/2014	1/30/2015	1/30/2015	Approved with Conditions
2015-0014	District 36	3635 NE 1 Av	Wynwood/Edge water	T6-12-O	Mixed Use	10/24/2014	8/8/2014	10/14/2014	FG	11/24/2014	1/30/2015	1/30/2015	Approved with Conditions
2014-0154	4150 Malaga Av	4150 Malaga Av	South/west Coconut Grove	T3-R NCD-3	Total Demolition	12/5/2014	11/12/2014		DA	1/5/2015	2/4/2015	2/4/2015	Approved with Conditions
2014-0115	Triton Center	7880 Biscayne Blvd.	upper east side	T6-8-O	Mixed Use	11/6/2014	6/30/2014	10/25/2014	PS	11/28/2014	2/10/2015	2/10/2015	Approved with Conditions
2014-0124	Battersea Woods LLC	4384 Ingraham Hwy	South/west Coconut Grove	T3-R/NCD-3	Demolition	12/5/2014	10/31/2014	11/24/2014	DC	1/5/2014	2/11/2015	2/11/2015	Approved w/conditions
2015-0002	Arencibia Residence	3575 N Mooring Way	South/west Coconut Grove	T3-R/NCD-3	Single Family Residence	1/12/2015	9/25/2014	N/A	PS	2/12/2015	2/13/2015	2/13/2015	Approved with Conditions



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2015-0003	Geller Residence	2600 Alarka St	NE Coconut Grove	T3-R/NCD-3	Partial Demolition	1/6/2015	12/19/2014	1/5/2015	FG	2/6/2015	2/13/2015	2/13/2015	Approved with Conditions
2015-0004	M. Villa Residence	1427 SW 13 St	Coral Way	T3-R	Legalization	1/9/2015	12/15/2014	1/6/2015	FG	2/9/2015	2/13/2015	2/13/2015	Approved with Conditions
2014-0116	Arencibia Demolition	3575 N Mooring Way	South/west Coconut Grove	T3-R/NCD3	Demolition	11/20/2014	10/7/2014	10/14/2014	PS	12/22/2014	2/13/2015	2/13/2015	Approved with Conditions
2015-0001	Trapp Ave	2321 Trapp Av	Coconut Grove	T3-R/NCD3	Demolition	1/14/2015	12/15/2014	1/5/2014	PS	2/16/2015	2/19/2015	2/19/2015	Approved with Conditions
2014-0121	Pacheo Residence	680 NE 53 ST	Upper Eastside	T3-R	Setback Reduction	1/1/2015	8/27/2014		DC	2/1/2015	2/20/2015	2/20/2015	Approved with Conditions
2015-0026	1620 NW 28 Street	1620 NW 28 ST	Allapatah	T5-O	Fence and Gate	1/6/2015	10/21/2014		DC	2/6/2015	2/23/2015	2/23/2015	Approved with Conditions
2014-0074	Wynwood Central	301 NW 24 St (260 NW 25 St)	Wynwood/Edge water	D1	Mixed Use	6/16/2014	5/23/2014	6/24/2014	DA	7/17/2014	2/23/2015	2/23/2015	Denied
2014-0132	Carter Residence	3059-3067 Carter Street	SW Coconut Grove	T3-O	multifamily residential	11/7/2014	10/29/2014	11/5/2014	FG	12/7/2014	2/25/2015	2/25/2015	Approved w/conditions
2014-0144	Carter residence	3059 Carter Street	SW Coconut Grove	T3-O/NCD-2	demolition	12/10/2014	11/4/2014	12/1/2014	FG	1/10/2015	2/25/2015	2/25/2015	Approved w/conditons
2015-0011	Mr. Karlock's SFR expansion	995 North Venetian Dr.	Downtown	T3-R	2ND Floor addition	1/16/2015	12/19/2015	1/9/2015	FG	2/16/2015	3/3/2015	3/3/2015	Approved with Conditions
2014-0146	Benevento Hotel	456 NE 29 St	Upper East Side	T6-36a-L	Loading / Driveway	12/20/2014	11/25/2014	12/19/2014	FG	1/20/2015	3/4/2015	3/4/2015	Approved with Conditions
2014-0137	3151 SW 27	3151 SW 27 Av	North/East Coconut Grove	T5-R/NCD-3	Demolition	1/7/2015	11/18/2014	12/9/2014	DC	2/7/2015	3/4/2015	3/4/2015	Approved with Conditions
2014-0138	3167 SW 27	3167 SW 27 Av	North/East Coconut Grove	T5-R/NCD-3	Demolition	1/7/2015	11/18/2014	12/9/2014	DC	2/7/2015	3/4/2015	3/4/2015	Approved with Conditions
2014-0139	3163 SW 27	3163 SW 27 Av	North/East Coconut Grove	T5-R/NCD-3	Demolition	1/7/2015	11/18/2014	12/09/204	DC	2/7/2015	3/4/2015	3/4/2015	Approved with Conditions
2014-0014	La Playa	3886 La Playa Blvd	Coconut Grove	T3-R	Demolition	1/16/2015	12/18/2014	2/4/2015	TF	2/16/2015	3/9/2015	3/9/2015	Approved w/ conditions
2015-0013	Crystal Court House	2836 Crystal Ct.	Coconut Grove	T3-R	Demolition	1/23/2015	1/7/2015	2/17/2015	TF	2/23/2015	3/9/2015	3/9/2015	Approved w/ conditions
2015-0021	WOODRIDGE	4070 Woodridge Rd	Coconut Grove	T3-R/NCD-3	Demolition	2/5/2015	1/13/2015	2/6/2015	PS	3/8/2015	3/9/2015	3/9/2015	Approved w/ conditions
2015-0020	Leonardo Steiner	3190 Lamb Ct	north/east Coconut Grove	T3-R NCD-3	Demolition	2/2/2015	2/3/2015		DA	3/2/2015	3/9/2015	3/9/2015	Approved w/ conditions
2015-0022	Deck Addition	3520 Crystal View Ct.	NE Coconut Grove	T3-R/NCD-3	Deck Addition	2/10/2015	1/30/2015	2/4/2015	FG	3/10/2015	3/10/2015	3/10/2015	Approved w/ conditions



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2015-0025	2110 N Miami Av	2110 N Miami AVE	Wynwood/Edge water	D-1	Multi-Family Development	1/22/2015	4/11/2014	9/25/2014	TF	2/22/2015	3/11/2015	3/11/2015	Approved w/ conditions
2015-0023	BEL-AIR LOFTS	4920 NE 2 Av	Little Haiti	T4-L/T4-R	Shared Driveway	2/6/2015	7/30/2014	N/A	PS	3/8/2015	3/10/2015	3/10/2015	Approved w/ conditions
2014-0148	Eugene Wolf	3232 Emathla St	Coconut Grove	T3-R/NCD-3	Demolition	2/7/2015	11/7/2014	2/20/2015	TF	3/10/2015	3/13/2015	3/13/2015	Approved w/ conditions
2015-0024	2111 Tigertail Av	2111 Tigertail Av	Coconut Grove	T3-R/NCD-3	demolition	2/10/2015	1/13/2015	2/6/2015	PS	3/12/2015	3/13/2015	3/13/2015	Approved w/ conditions
2015-0008	Gabrielle Gomez	4000 Kumquat Av	NCD-3	T3-R	Partial Demolition	1/7/2015	12/17/2014		TF	2/7/2015	3/13/2015	3/13/2015	Approved w/ conditions
2015-0032	3608-10 SW 28 St	3608-10 SW 28 St	Coral Way	T3-O	2 Cars-Driveway	2/3/2015	12/18/2014	1/29/2015	FG	3/3/2015	3/13/2015	3/13/2015	Approved w/ conditions
2015-0012	Jagid Residence	560 Bay Point Rd	Upper East Side	T3-R	2 car garage addition	1/24/2015	1/15/2015	1/21/2015	FG	2/24/2015	3/13/2015	3/13/2015	Approved w/ conditions
2014-0140	Fence and Automatic Gate	718 NE 87 St	Upper Eastside	T5-R	Dominant Setback	12/5/2014	10/31/2014		DC	12/5/2014	4/6/2015	4/6/2015	Denied
2014-0152	215 CORP BLDG	215 NE 33 Street	Edgewater	T6-36A-0	Multi-Family	11/26/2014	7/15/2014		DC	12/26/2014	4/6/2015	4/6/2015	Approved with Conditions
2014-0153	Global One	740-742 SW 10 Ave	Little Havana	T5-L	Multi Family	1/15/2015	9/17/2014		DC	2/15/2015	4/6/2015	4/6/2015	Approved with Conditions
2015-0005	1710 SW 27 Ave	1710 SW 27 Ave	Coral Way	T6-8-O	Multi Family	1/15/2015	9/22/2014	12/18/2015	FG	2/15/2015	4/6/2015	4/6/2015	Approved with Conditions
2015-0029	Brickell Bayview Center	86 SW 8 St	Downtown	T6-48b-O	New Multifamily	2/17/2015	10/31/2014	1/27/2015	FG	3/17/2015	4/6/2015	4/6/2015	Approved w/conditions
2015-0016	2121 Wynwood	2121 NW 2 Av	Wynwood	T5O/D-1	Dominant Setback and parking	1/28/2015	12/17/2014		TF	2/28/2015	4/13/2015	4/16/2015	Approved w/conditions
2015-0031	Loquat	3780 Loquat Av	NCD-3	T3-R	Demolition	2/12/2015	1/15/2015	3/6/2015	TF	3/12/2015	4/13/2015	4/16/2015	Approved w/conditions
2015-0044	Regions Bank	4196 W Flagler	Flagami	T6-8	Principial Frontage	3/6/2015	1/31/2015		TF	4/6/2015	4/22/2015	4/23/2015	Approved w/conditions
2015-0028	Valentina Navas	58 BAY HEIGHTS DR	NE Coconut Grove	T3-R & NCD-3	Demolition	2/12/2015	2/19/2015	2/20/2015	DA	3/12/2015	4/22/2015	4/23/2015	Approved w/conditions
2015-0033	Indiana Condos	3099 Indiana St.	SW Coconut Grove	T3-O/NCD-2	waiver-height	3/24/2015	3/13/2015	3/20/2015	FG	4/24/2015	4/29/2015	5/1/2015	Approved with conditions
2015-0049	Existing Single Family Residence	3665 St. Gaudens Road	SW Coconut Grove	T3-R/NCD-3	Pool demolition	4/6/2015	3/27/2015	4/2/2015	FG	5/6/2015	5/5/2015	5/6/2015	Approved with conditions
2014-0096	Ileana Martinez	518 SW 15 Av	Little Havana	T4-L	Legalizing efficiency	12/2/2014	10/7/2014		TF	1/1/2015	5/5/2015	5/6/2015	Approved w/conditions



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2015-0017	Censig Grove Holdings LLC	3258 Bird Ave	SW Coconut Grove	T3-R/NCD-2	Demolition		12/26/2014	1/30/2015	DC			5/8/2015	MOVED FROM 2014. In Progress. Referred to Planning
2015-0018	Censig Grove Holdings LLC	3260 Bird Ave	Sw Coconut Grove	T3-R/ NCD-2	Demolition		12/26/2014	1/30/2015	DC			5/8/2015	MOVED FROM 2014. In Progress. Referred to Planning
2015-0019	Lubin's Development	7726 NE 2 Avenue	Little Haiti	T6-8-O	Surface Parking Modifications	1/30/2015	1/16/2015	1/26/2015	FG	3/1/2015	5/8/2015	5/8/2015	Approved w/conditions
2015-0038	Grove 6	2915 Center St	NE Coconut Grove	T4-R/NCD-3	Multi-Family Development	4/3/2015	3/10/2015	3/20/2015	FG	5/3/2015	5/11/2015	5/11/2015	Approved with conditions
2015-0037	3139 Ohio St.	3139 Ohio St.		NCD-2/T3-O		3/12/2015	2/18/2015	3/17/2015	TF	4/12/2015		5/11/2015	Referred to Planning
2015-0046	FPL Jackson Sub-Station	910 NW 22 Street	Allapatah	D-2	Substation	3/25/2015	3/4/2015	3/24/2015	FG	4/25/2015	5/11/2015	5/11/2015	Approved with conditions
2015-0059	1478 NW 1 St	1478 NW 1 St	Little Havana	T5-L	Fence	3/4/2015	1/2/2015		PS/DC	4/4/2015	5/11/2015	5/11/2015	Approved w/ Conditions
2015-0042	Existing Single Family Residence	3041 New York Street	SW Coconut Grove	T3-O/NCD-2	total demolition	4/7/2015	3/27/2015	4/3/2015	FG	5/7/2015		5/13/2015	referred to Planning for IDK pre-application meeting on 4/2/15
2014-0151	One Brickell	444 Brickell Ave	Downtown	T6-48a-O / T6-48b-O	Mixed Use	1/26/2015	6/24/2014	10/2/2014	DC	2/26/2015	5/18/2015	5/18/2015	Approved with Conditions
2015-0052	2961 Bird Av	2961 Bird Av	T3-O	NCD-3	Demolition	4/7/2015	3/20/2015	5/1/2015	TF	5/7/2015	5/18/2015	5/19/2015	Approved with Conditions
2015-0057	Buena Vista Lofts	4670-4680 NE 2 Ave	Little Haiti	T4-L	Mixed Use	4/20/2014	2/3/2015	N/A	PS	5/20/2015	5/21/2015	5/21/2015	Approved with conditions
2015-0058	Burger King #1	3601 NW 27 Av	Allapatah	T6-8-O	Site Improvement	2/10/2015	10/7/2014	N/A	DC	3/12/2015	5/21/2015	5/21/2015	Approved with conditions
2015-0047	Corso d'Acqua Townhomes	734 NW N. River Dr.	Overtown	T4-R	New 3 Story TH	3/18/2015	3/13/2015	3/13/2015	FG	4/18/2015	5/29/2015	5/29/2015	Approved with conditions
2015-0056	2595 Tiger Tail Av	2595 Tiger Tail Av	NE Coconut Grove	T3-O / NCD-3	Total Demolition	5/5/2015	2/25/2015	4/17/2015	PS	6/5/2015	6/10/2015	6/10/2015	Approved with conditions
2015-0043	Buraglin Residence	2045 Tiger Tail	NE Coconut Grove	T3-R/NCD-3	Demolition	4/29/2015	4/8/2015	4/23/2015	FG	5/29/2015	6/10/2015	6/10/2015	Approved with conditions
2015-0072	3770 Oak Av	3770 Oak Av	SW Coconut Grove	T3-R / NCD-2	Total demolition	5/5/2015	2/26/2015	4/17/2015	PS	6/5/2015	6/10/2015	6/10/2015	Approved with conditions.
2015-0050	West Village Homes	3797 Frow Ave	Village West	T3R/NCD-2	Demolition	4/24/2015	4/6/2015	6/1/2015	TF	5/24/2015	6/9/2015	6/10/2015	Approved with conditions
2015-0054	Shorecrest Apts	760-785 NE 85 St	Upper East Side	T5-R	Parking reduction	4/30/2015	1/29/2015	4/28/2015	FG	5/30/2015	6/9/2015	6/10/2015	Approved w/conditions



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2015-0053	3709 Poinciana	3709 Poinciana Av	SW Coconut Grove	T3-R/NCD-3	Demolition	4/30/2015	3/13/2015	4/15/2015	PS	5/30/2015	6/4/2015	6/10/2015	Approved with Conditions.
2015-0055	721 BUTTONWOOD LANE	721 Buttonwood Ln	Upper East Side	T3-R	addition to regular no-conforming home	3/26/2015	1/13/2015	n/a	DA	6/6/2015	6/9/2015	6/11/2015	Approved with conditions
2015-0035	2999 S BRICKELL AV	2999 S BRICKELL	Coconut Grove	T3-R	Demolition	4/14/2015	4/7/2015	3/30/2015	TF	5/14/2015	6/15/2015	6/15/2015	Approved with conditions
2015-0009	518 SW 7 Av	518 SW 7 Av	Little Havana	T4-R	Additional Dwelling Unit	1/8/2015	10/27/2014		DC/TF	2/8/2015	6/17/2015	6/19/2015	Approved w/conditions
2015-0072	2500 Biscayne Bldg	2500 Biscayne Blvd	Wynwood Edgewater	T6-36a-O	Construction New Mix Use	3/13/2015	10/16/2014	12/18/2014	DC	4/15/2015	6/17/2015	6/19/2015	Approved w/conditions
2015-0064	Gonzaga Addition	3340 SW 29 St	Coral Way	T3-O	Rooftop extension	5/14/2015	3/27/2015	n/a	PS	6/15/2015	6/17/2015	6/19/2015	Approved with conditions.
2015-0062	3995 SW 37 Ave	3995 SW 37 Ave	SW Coconut Grove	T3-R/NCD-3	Demolition	5/14/2015	4/20/2015	5/4/2015	FG	6/14/2015	6/17/2015	6/19/2015	Approved with conditions
2015-0071	Paraiso 3 / Paraiso Bay views	501 NE 31 St.	Wynwood/Edgewater	T6-36a-L	Mixed Use	1/7/2015	11/20/2013	6/10/2010	MDL/PS	2/9/2015	6/26/2015	6/29/2015	APPROVED WITH CONDITIONS.
2015-0073	TigerTail	1701 Tigertail	NE Coconut Grove	T3-R/NCD-3	Demolition	5/29/2015	5/13/2015	5/30/2015	DA	6/30/2015	7/7/2015	7/7/2015	Approved with conditions
2015-0066	Sterling Development	1500 SW 4 Av	Coral Way	T3-O	Height	5/4/2015	3/6/2015		TF	6/4/2015	7/9/2015	7/9/2015	Approved w/ Conditions
2015-0067	3070 Elizabeth Street	3070 Elizabeth Street	SW Coconut Grove	T3-O	Demolition	5/13/2015	3/27/2015	6/11/2015	TF	6/13/2015	7/9/2015	7/9/2015	Approved w/ Conditions
2015-0068	Banner Self Storage	2190 SW 8 Street	Little Havana	T6-8-O	Storage	5/29/2015	4/13/2015		TF	6/29/2015	7/9/2015	7/9/2015	Approved w/ Conditions
2015-0081	45 Design District	45 NW 41 Street	Little Haiti	T4-O	Commercial	3/12/2015	2/10/2015		DC	4/12/2015	7/9/2015	7/9/2015	Approved w/ Conditions
2015-0082	Mana Wynwood	318 NW 23 St	Wynwood	D1	Adaptive - Parking	4/17/2015	1/30/2015		DC	5/17/2015	7/8/2015	7/9/2015	Approved w/ Conditions
2015-0074	Set Grove 3	2977 Bridge Port	NE Coconut Grove	T3-R/NCD-3	Demolition	6/9/2015	5/27/2015	6/11/2015	DA	7/11/2015	7/15/2015	7/15/2015	Approved w/ Conditions
2015-0091	Allapattah Trace	3401 NW 17 Av	Allapatah	T6-8-O	Residential	5/29/2015	2/10/2015		DC	6/29/2015	7/15/2015	7/15/2015	Approved w/ Conditions
2015-0051	3630 N Bayhomes Drive	3630 N Bayhomes Drive	NCD-3	T3-R	Demolition	4/24/2015	4/16/2015	5/20/2015	TF	5/24/2015	7/16/2015	7/16/2015	Approved with conditions
2015-0070	3094 Ohio Street	3094 Ohio Street	NCD-3	T3-O/NCD-2	Demolition	5/20/2015	4/29/2015	7/14/2015	TF	6/19/2015	7/16/2015	7/16/2015	Approved with conditions
2015-0092	4181 Ingraham Hwy	4181 Ingraham Hwy	Coconut Grove	T3R/NCD-3	Demolition	6/13/2015	4/20/2015	7/9/2015	TF	7/13/2015	7/16/2015	7/16/2015	Approved with conditions



CITY OF MIAMI OFFICE OF ZONING

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2015-0077	4060 Woodridge	4060 Woodridge	NE Coconut Grove	T3-R/NCD-3	Demolition	6/17/2015	6/5/2015	6/18/2015	DA	7/17/2015	7/17/2015	7/17/2015	Approved with conditions
2015-0083	Morales Project	3535 Crystal Ct	NE Coconut Grove	T3-R/NCD3	pool demolition	7/2/2015	5/20/2015	6/29/2015	PS	8/3/2015	8/3/2015	8/3/2015	Approved with conditions.
2015-0088	3877 Little Avenue	3877 Little Avenue	SW Coconut Grove	T3-R/NCD-3	Demolition	7/1/2015	6/26/2015	3/30/2015	FG	8/1/2015	8/3/2015	8/3/2015	Approved with conditions
2015-0089	Carrolton School	3747 Main Highway	SW Coconut Grove	T3-R/NCD-3	DemolitiOn	7/2/2015	6/18/2015	7/1/2015	FG	8/2/2015	8/4/2015	8/5/2015	Approved w/conditions
2015-0102	G40	2700 NW 2 Ave	Wynwood	T6-8-O/D1	Mixed-Use	5/13/2015	12/24/2014	2/26/2015	TF	6/12/2015	8/11/2015	8/11/2015	Approved with conditions
2015-0030	ST john Plaza Apts	1327 NW 3 Av	Overtown	T6-8-O	New Affordable Housing Project	1/30/2015	1/8/2015	1/30/2015	FG	2/28/2015	8/11/2015	8/11/2015	Approved w/conditions
2015-0079	3100 Elizabeth Demo	3100 Elizabeth Street			Demolition		5/5/2015		DA		8/11/2015	8/11/2015	Applicant abandoned the application
2015-0090	Legalize	5951 NE 1 Ave	Little Haiti	T3-O	Legalization	7/9/2015	5/12/2015	n/a	PS	8/10/2015	8/11/2015	8/11/2015	Approved w/conditions
2015-0103	Wynwood DS Parking Garage	2660 NW 3rd Ave	Wynwood	D-1	Mixed-Use w/ Parking Garage	6/19/2015	2/18/2015		DC/TF	7/19/2015	8/13/2015	8/13/2015	Approved with Conditions
2015-0078	Boschetti Residence	1051 N Venetian Drive	Downtown	T3-R	SFR	2nd Notice: 6/11/2015	12/9/2014	N/A	PS	7/13/2105	7/30/2015	8/17/2015	MOVED FROM 2014 LOG. Approved with Conditions.
2015-0100	Lointer South LLC	4061 Matheson Ave.	Coconut Grove	T3-R/NCD-3	demolition	7/17/2015	1/29/2015	7/14/2014	PS	8/17/2015	8/18/2015	8/19/2015	Approved w/Conditions.
2015-0101	Horowitz Residence	371 SW 21 Rd	Coral Way	T3-R	Addition	7/20/2015	6/26/2015		TF	7/20/2015	8/26/2015	8/31/2015	Approved with conditions
2015-0099	WaKeeNa SFR	1720 Wa Kee Na Drive	NE Coconut Grove	T3-R/NCD-3	Demolition	7/17/2015	7/8/2015	7/14/2015	FG	8/17/2015	8/28/2015	8/31/2015	HEPB already reviewed and provided comments.
2015-0096	Modera Station II	SW 37th Ave + Peacock Ave	Coral Way	T6-12-O	Multi-Family	7/14/2015	5/4/2015	6/10/2015	PS	8/14/2015	8/28/2015	8/31/2015	Approved with conditions.
2015-0093	Wells Fargo Coral Way	1699 Coral Way	Coral Way	T6-8-O	Site Improvement		6/3/2015		TF		9/3/2015	9/3/2015	Approved with conditions
2015-0095	Kaufman Residece	3757 Carmen Ct.	SW Coconut Grove	T3-R/NCD-3	Demolition	7/10/2015	5/1/2015	7/6/2015	FG	8/10/2015	9/3/2015	9/3/2015	Approved with conditions
2015-0114	3500 St Gaudens	3500 St. Gaudens		NCD-3	Demolition		6/24/2015		TF		9/3/2015	9/3/2015	Approved with conditions
2015-0097	Belkis Figueroa Residence	451 SW 51 Ave	West Flagler	T3-R	Legazation of existing additions to a	7/14/2015	4/18/2015	7/10/2015	FG	8/14/2015	9/3/2015	9/3/2015	Approved with conditions



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2015-0098	Marano Residence	1350 S Venetian Way	Downtown	T3-R	Single Family	7/18/2015	5/6/2015	7/15/2015	FG	8/18/2015	9/1/2015	9/10/2015	Approved with conditions.
2015-0075	Meyeringh Residence	2430 Swanson Ave	NE Coconut Grove	T3-R/NCD-3	Demolition	5/23/2015	4/24/2015	5/22/2015	FG	6/23/2015	9/11/2015	9/11/2015	Approved with conditions
2015-0094	integrated Security Systems	1876 NW 7 Street			Office/Fence	7/24/2015	7/10/2015		DC/TF	8/24/2015	9/18/2015	9/21/2015	Approved with conditions
2015-0104	3630 Avocado Ave	3630 Avocado Ave	SW Coconut Grove	T3-R / NCD-3	Demolition	8/7/2015	7/22/2015	8/10/2015	DA	9/8/2015	9/18/2015	9/21/2015	Approved with conditions
2015-0105	3055-57 SW 21 Ter	3055 SW 21 Ter	Coral Way	T3-O	Stair enclosure extension above the Max. Height	8/10/2015	6/8/2015	N/A	PS	9/11/2015	9/18/2015	9/21/2015	Approved with conditions
2015-0106		3266 SW 25 Tr	Coral Way	T3-O	Setbacks Legalization	8/10/2015	11/12/2014	N/A	PS	9/10/2015	9/18/2015	9/21/2015	MOVED FROM 2014 LOG. Approved w/conditions.
2015-0109	2769 SW 22 Ave	2769 SW 22 Ave	SW Coconut Grove	T3-R / NCD-3	Demolition	8/7/2015	7/29/2015	8/12/2015	DA	9/9/2015	9/18/2015	9/21/2015	Approved with conditions
2015-0110	SFR	4181 Ingraham Highway	SW Coconut Grove	T3-R/NCD-3	Irregular Lot	8/12/2015	7/14/2015	n/a	PS	9/14/2015	9/18/2015	9/21/2015	Approved with conditions
2015-0111	Balido Residence	1522 SW 16 Street		T3-R	legalization	8/14/2014	5/21/2015	n/a	PS	9/14/2015	9/18/2015	9/21/2015	Approved with conditions
2015-0122	3114 Emathia Street	3114 Emathia Street			Demolition		7/6/2015		TF		9/18/2015	9/21/2015	Approved with conditions
2015-0123	4171 Battersea Rd.	4171 Battersea Rd.			Demolition		6/12/2015		TF		9/18/2015	9/21/2015	Approved with conditions
2015-0124	3643 Thomas Ave	3643 Thomas Ave	Coconut Grove	T3-O	Demolition	8/4/2015	7/30/2015		TF		9/18/2015	9/21/2015	Approved with conditions
2015-0136	Publix	134 SW 13 St	Downtown	T-6-12-O	Non-conforming Site Improvements	8/26/2015	8/7/2015		DC/TF	9/25/2015	9/29/2015	9/30/2015	Approved w/conditions
2015-0040	Jade Gardens	1005 NW 21 Ct	Flagami	T5-L	reduction/Frontage reduction	6/18/2015	3/10/2015		DC/TF	7/18/2015	9/30/2015	9/30/2015	Approved w/conditions
2015-0119	Loquat	3648 Loquat Av	SW Coconut Grove	T3-R / NCD-3	Demolition	8/26/2015	8/3/2015	8/31/2015	DA	9/26/2015		9/30/2015	Approved w/conditions
2015-0126	Sharp Residence	3024 Kirk St			Demo	8/18/2015	3/6/2015		TF	9/18/2015		9/30/2015	Approved w/conditions
2015-0065	Triptych	3601 N Miami Av	Wynwood/Edge water	T6-12-O	Mixed Use	5/21/2015	12/15/2014	3/31/2015	PS	10/6/2015	10/7/2015	10/22/2015	Approved with conditions.
2015-0010	Grove Isle	Grove Isle	NE Coconut Grove	T5-R/NCD-3	total demolition	12/22/2014	10/31/2014	11/19/2014	FG	1/22/2015	10/15/2015	10/15/2015	Approved w/conditions



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2015-0145	Edgewater Tower	522 NE 34 Street	Wynwood/Edgewater	T6-36A-O	Multi-Family	9/2/2015	5/5/2015	6/10/2015	TF	10/3/2015	10/14/2015	10/15/2015	Approved with conditions
2015-0121	MUSEUM CLUB	1598 NE 1 Av	Downtown	T6-24-O	Mixed Use	9/2/2015	11/4/2014	N/A	PS	10/2/2015	10/14/2015	10/15/2015	Approved with conditions.
2015-0120	Avocado	3647 Avocado Av	SW Coconut Grove	T3-R / NCD-3	Demolition	8/26/2015	8/3/2015	8/31/2015	DA	9/26/2015	10/19/2015	10/19/2015	Approved with conditions.
2015-0115	Drexler	3818 Poinciana	NE Coconut Grove	T3-R/NCD-3	Partial Demolition	8/24/2015	8/13/2015	8/13/2015	FG	9/24/2015	10/15/2015	10/19/2015	Approved with conditions.
2015-0116	Drexler	3818 Poinciana Av	SW Coconut Grove	T3-R/NCD-3	Generator setback	8/25/2015	6/23/2015	8/12/2015	FG	9/25/2015	10/19/2015	10/19/2015	Approved with conditions
2015-0087	Flagler on the River	40 SW North River Drive	T6-8-O	Downtown	River Front Restaurant	1/7/2015	5/6/2015	6/22/2015	FG	8/1/2015	10/16/2015	10/19/2015	Approved with conditions
2015-0045	The Vine	404 NE 35 St	Wynwoo/Edgewater	T6-36a-O	Multi Family	4/23/2015	4/13/2015	4/22/2015	FG	5/23/2015	10/14/2015	10/19/2015	Approved with conditions
2015-0141	Miami Penny Lane	50 NE 39 Street	Little Haiti	T--12-O	Retail	8/21/2015	8/20/2015		TF	9/21/2015	10/19/2015	10/22/2015	Approved with conditions
2015-0137	Seminole	2904 Seminole St.	Coconut Grove	T3-R	Demolition	9/1/2015	8/5/2015	9/30/2015	TF	10/1/2015	10/19/2015	10/22/2015	approved with conditions
2015-0140	2370 Secoffee	2370 Secoffee Terr	Coconut Grove	T3-R	Demolition	8/28/2015	8/15/2015	9/30/2015	TF	9/28/2015	10/14/2015	10/22/2015	Approved w/conditions
2015-0112	Gheller Residence	525 Bay Point Road	Upper East Side	T3-R	SFR rear setback	8/14/2015	6/22/2015	8/6/2015	FG	9/14/2015	10/20/2015	10/22/2015	Approved with conditions
2015-0127	Prescott Mansion	7101 NE 10 Ave	Upper East Side	T3-L	side setback	9/10/2015	5/29/2015	n/a	PS (from TF)	10/10/2015	10/21/2015	10/22/2015	Approved with conditions.
2015-0129	Save Real Estate	4160 Poinciana Av	SW Coconut Grove	T3-R / NCD-3	Demolition	8/18/2015	7/30/2015	8/21/2015	DA	9/19/2015	9/21/2015	9/22/2015	Approved with conditions
2015-0115	Drexler	3818 Poinciana	NE Coconut Grove	T3-R/NCD-3	Partial Demolition	8/24/2015	8/13/2015	8/13/2015	FG	9/24/2015	10/15/2015	10/30/2015	Approved with conditions.
2015-0138	demo	3805 poinciana av	Coconut Grove	T3-R/NCD-3	demolition	9/25/2015	8/20/2015	9/15/2015	PS	10/25/2015	10/28/2015	10/30/2015	Approved w/ Conditions
2015-0139	Grove 66 LLC	2890 Virginia St	coconut Grove	T5-O, T3-O, ND3	Demolition	9/25/2015		9/22/2015	PS	10/25/2015	10/28/2015	10/30/2015	Approved w/conditions.
2015-0131	Existing commercial Bldg.	7630 biscayne blvd	Upper East Side	T3-L/T6-8-O	reorganize existing surface Pkng lot	9/17/2015	8/27/2015	9/11/2015	FG	10/17/2015	11/2/2015	11/3/2015	Approved w/ Conditions
2015-0128	Winzeler Residence	1038 SW 22 St	Coral Way	T3-O	Addition to a Duplex	9/15/2015	9/2/2015	9/15/2015	FG	10/15/2015	11/9/2015	11/10/2015	Approved w/conditions



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2015-0060	Immigration Group	3030 Coral Way	Coral Way	T5-O & T4-R	Mixed Use	5/9/2015	4/23/2015	4/28/2015	FG	6/9/2015	11/10/2015	11/12/2015	Approved with conditions
2015-0108	Tiniciti III Pre-School	3111 SW 27 Avenue	West Flagler	T5-O	Non-conforming Site Improvements	8/10/2015	8/3/2015	8/10/2015	FG	9/10/2015	11/10/2015	11/12/2015	Approved with conditions.
2015-0132	Legacy Village	2620 Trapp Av	NE Coconut Grove	TR-O/NCD-3	Building Height	9/16/2015	3/31/2015	9/18/2015	FG	11/6/2015	11/13/2015	11/16/2015	Approved with conditions
2015-0150	WYN 26	50 NW 26 St	Wynwood/Edge water	T5-L abutting D1	Mixed Use	10/9/2015	6/10/2015	n/a	PS	11/9/2015	11/16/2015	11/17/2015	Approved with conditions.
2015-0125	Rodriguez Residence	2932 SW 30th Court	Coconut Grove	T3-O	Addition	10/14/2015	7/17/2015		TF	11/13/2015	11/30/2015	11/30/2015	Approved with conditions
2014-0118	McDonalds	8116 Biscayne Blvd	Upper East Side	T6-8-O	Building Base Line	9/28/2015	10/11/2014		TF	10/29/2015	11/30/2015	11/30/2015	Approved with conditions
2015-0142	New Multifamily Bldg	550/576 NE 62 Street	Upper East Side	T4-R	New 3 Story Bldg	10/5/2015	9/9/2015	9/29/2015	FG	11/5/2015	11/30/2015	12/2/2015	Approved w/conditions
2015-0146	Marina Blue	888 Biscayne Blvd	Downtown	T6-80-O	Mixed Use	10/13/2015	9/9/2014	10/13/2015	FG	11/13/2015	12/1/2015	12/2/2015	Approved w/conditions
2015-0147	3600 Hibiscus Street	3600 Hibiscus Street	Coconut Grove	T-3 / NCD-3	Demolition	10/21/2015	10/8/2015	10/23/2015	DA	11/22/2015	11/30/2015	12/2/2015	Approved w/conditions
2015-0118	Beny More Villas	850 SW 14 Av	Coral Way	T4-R	New 6 Units Multifamily Bldg.	8/28/2015	8/4/2015	8/26/2015	FG	9/28/2015	11/30/2015	12/2/2015	Approved with conditions.
2015-0151	2906 Virginia St	2906 Virginia St	Coconut Grove	T3-O/NCD-3	stair enclosure roof extension and demolition	10/21/2015	8/31/2015	10/22/2015	PS	11/21/2015	12/1/2015	12/2/2015	Approved with conditions
2015-0152	2910 Virginia St	2910 Virginia St	Coconut Grove	T3-O/NCD-3	stair enclosure roof extension	10/21/2015	8/31/2015	n/a	PS	11/21/2015	12/1/2015	12/2/2015	Approved with conditions
2015-0153	Summerhill Project	2678 Tigertail Av	Coconut Grove	T6-12-O NCD-3	demolition	10/26/2015	9/18/2015	10/21/2015	PS	11/26/2015	12/2/2015	12/2/2015	Approved w/conditions
2015-0154	Holtz Residence	3551 St. Gaudens	Coconut Grove	T3_R/NCD-3	demolition	10/28/2015	10/7/2015	10/23/2015	PS	11/28/2015	12/2/2015	12/2/2015	Approved w/conditions
2015-0133	Swanson Ave	2485 Swanson Ave	Coconut Grove		Setback Reduction		8/28/2015		TF			12/10/2015	Approved with conditions
2015-0168	Grove Place	2721 SW 28 Ave, 2751 SW 28 Ave, 2740 SW 27 Ct					9/11/2015		TF			12/10/2015	Approved w/conditions
2015-0160	25	113 NE 25 Street	wynwood/Edge water	T6-8-O	New Mixed Use Development	11/5/2015	9/21/2015	11/4/2015	FG	12/5/2015	12/9/2015	12/10/2015	Approved w/conditions
2015-0157	1845 NW 50 St	1845 NW 50 St	Model City	T3-O	Legalization of existing addition	10/27/2015	9/18/2015	4/26/2015	FG	11/27/2015	12/14/2015	12/15/2015	Approved w/conditions

