



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
2015-0177	1401 N. Venetian Way	1041 N. Venetian Way	Downtown	T3-R	Lot Coverage - 2nd floor	11/10/2015	10/20/2015	N/A	TF	12/10/2015	1/5/2016	1/6/2016	Approved w/conditions
2015-0161	OHIO	3051 Ohio St	Coconut Grove	T3-O / NCD-2	demolitoin	11/12/2015	10/21/2015	11/17/2015	DA	12/13/2015	1/4/2016	1/6/2016	Approved w/conditions
2015-0163	Silverio Mechanic Shop	2860 NW 17 Av	Allapattah	T6-8-O	Fence/Site Improvement	10/13/2015	8/3/2015		TF	11/13/2015	1/7/2016	1/7/2016	Approved w/conditions
2015-0175	Zai Moreno	3305 Frow Av	SW Coconut Grove	T3-R / NCD-2	Demolition	12/3/2015	10/13/2015	12/9/2015	DA	1/3/2015	1/7/2016	1/8/2016	Approved with conditions
2015-0176	Zai Moreno	3379 Williams Ave	SW Coconut Grove	T3-R / NCD-2	Demolition	12/3/2015	10/13/2015	12/9/2015	DA	1/3/2015	1/7/2016	1/8/2016	Approved with conditions
2015-0178	3186 Elizabeth Street	3186 Elizabeth Street	SW Coconut Grove	T3-O / NCD-2	Demolition	12/10/2015	10/26/2015	12/15/2015	DA	1/10/2016	1/7/2016	1/8/2016	Approved with conditions
2015-0162	Park Ave LLC	4094 Park Ave	SW Coconut Grove	T3-R / NCD-3	Demolition	11/19/2015	11/3/2015	11/19/2015	DA	12/20/2015	1/7/2016	1/8/2016	Approved with conditions
2015-0172	3156 SW 27 Ave	3156 SW 27 Ave	NE Coconut Grove	T5-O / NCD-3	Demolition	12/1/2015	12/3/2015	12/8/2015	DA	1/1/2015	1/7/2016	1/8/2016	Approved with conditions
2015-0174	Trussoni Residence	2335 Tequesta Lane	NCD-3	T3-R	Demolition	10/3/2015	8/17/2015	12/8/2015	TF	11/3/2015	1/7/2016	1/8/2016	Approved W/Conditions
2015-0170	Kala Villas at Coral Way	3465 sw 3 Ave	Coral Way	T3-O	Ext. above the max. height	12/4/2015	11/16/2015	11/30/2015	FG	1/4/2016	1/19/2016	1/20/2016	Approved with conditions
2015-0179	Marisol Pinto-Res	2231 Tiger Tail	NE Coconut Grove	T3-R/NCD-3	Demolition	12/14/2015	11/4/2015	11/24/2015	FG	1/14/2016	1/19/2016	1/20/2016	Approved with conditions
2015-0166	Regions Bank Orange Bowl	2800 NW 7 Street	W. Flagler	T6-8-O	Non-Conforming Site Improvements	11/25/2015	10/8/2015	11/23/2015	FG	12/25/2015	1/19/2016	1/20/2016	Approved with conditions
2015-0069	1836 Biscayne	1836 Biscayne Blvd	Wynwood Edgewater	T6-36-B-O	Multi-Family	8/11/2015	4/27/2015	5/27/2015	DC/TF	9/10/2016	1/27/2016	1/28/2016	Approved with conditions
2015-0117	Bird Ave Townhomes	3258-3260 Bird Ave	SW Coconut Grove	T3-R/NCD-2	Multi-Family	8/28/2015	6/23/2015	8/3/2015	FG	9/28/2015	1/27/2016	1/28/2016	Approved with conditions.
2015-0173	Eric Schack Property	1813 SW 7 Street	Little Havana	T4-R	Sec.5.4.2 & 7.2.8	12/4/2015	11/5/2015	12/4/2015	FG	1/4/2016	1/27/2016	1/28/2016	Approved with conditions
2015-0185	oasis in the Grove	2745 SW 27 Tr	Coral Way	T5-O	Parking	8/25/2015	3/5/2015	n/a	TF	9/25/2015	1/7/2016	2/5/2016	Approved W/Conditions
2015-0149	Matilda Duplex	3127-3129 Matilda St.	Coconut Grove	T3-O/NCD-3	Duplex/rooftop extension	11/27/2015	6/12/2015	n/a	TF	12/27/2015	2/5/2016	2/5/2016	Approved with conditions
2015-0034	3053 Gifford	3053-3055 Gifford Ln	NE Coconut Grove	T3-O/NCD-3	roof top access	11/27/2015	3/13/2015	N/A	TF	12/27/2015	2/5/2016	2/5/2016	Approved with conditions
2015-0181	Humana	1200 NW 1st Street	Little Havana	T6-8-O	Prinicpal Frontage	11/9/2015	10/6/2015	N/A	TF	12/9/2015	2/6/2016	2/9/2016	Approved with conditions



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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
2015-0130	Silver Cove Lofts	2010 sw 25 ter	Coral Way	T5-R	Multi Family	9/16/2015	8/28/2015	9/15/2015	FG	10/16/2015	2/8/2016	2/9/2016	Approved with conditions
2015-0143	Parkview Apartments	1310 NW 8th Court	Overtown	T6-8-L	New 40 Units Multifamily Bldg.	10/8/2015	8/17/2015	10/7/2015	FG	11/8/2015	2/6/2016	2/9/2016	Approved with conditions
2016-0021	Collection Houses (2)	2130 S. Miami Ave	Coral Way	T3-R	SFR ext. above max. height	12/23/2015	9/3/2015	12/14/2015	FG	1/23/2016	2/6/2016	2/9/2016	Approved with conditions
2016-0025	6 Loft Apts	2154 NW 28 St	Allapattah	T4-R	Multi-Family	12/22/2015	6/12/2015		TF	1/22/2015	2/6/2015	2/9/2016	Approved with conditions
2016-0014	2900 NW 1 Av	2900 NW 1 Av	Wynwood	T6-8-O/T5-O	Site Improvement	12/17/2015	11/25/2015	12/15/201	FG	1/17/2016	2/6/2016	2/9/2016	Approved with conditions
2016-0008	Secoffee Street	1935 Secoffee Street	NCD-3	T3-R	Demolition	12/285/2015	12/9/2015	1/15/2016	DA	1/28/2016	2/6/2016	2/9/2016	Approved with conditions
2016-0003	2550 Overbrook Street	2550 Overbrook Street	NCD-3	T3-O	Demolition	11/14/2015	12/16/2015	1/11/2016	TF	12/14/2015	2/9/2016	2/10/2016	Approved with Conditions
2016-0011	Modera River House	1035 NW 11 Ct - 1080 NW 11 St	Overtown	T3-O	Multi-Family	11/25/2015	9/10/2015		TF	12/25/2015	2/9/2016	2/10/2016	Approved with conditions
2015-0079	3100 Elizabeth Demo	3100 Elizabeth Street	SW Coconut Grove	T3-O / NCD-2	Demolition	12/16/2015	5/5/2015	12/16/2015	DA	1/16/2016	2/6/2016	2/11/2016	Approved with conditions
2016-0006	Slavat Residence	670 Lake Road	Upper Eastside	T3-R	Sec.7.2.3.2	1/6/2016	9/10/2015	1/5/2016	FG	2/6/2016	2/20/2016	2/23/2016	Approved with Conditions
2016-0005	Venetian Way	1379 N Venetian Way	Downtown	T3-R	Roof Waiver	1/9/2016	3/4/2015	12/23/2015	FG	2/9/2016	2/20/2016	2/23/2016	Approved with Conditions
2016-0020	Collection Houses (5)	2100 S. Miami Ave	Coral Way	T3-R	SFR ext. above max. height	12/23/2015	9/3/2015	12/14/2015	FG	1/23/2016	2/20/2016	2/23/2016	Approved with conditions
2016-0012	3150 Hibiscus St	3150 Hibiscus St	SW Coconut Grove	T3-O / NCD-2	Demolition	1/16/2016	12/4/2015	1/26/2016	DA	2/16/2016	2/20/2016	2/23/2016	Approved with conditions
2015-0184	Mimo Centre	610 NE 64 St / 6399 Biscayne Blvd	Upper East Side	T6-8-O/T5-R	Waiver (5.6.1.g)	12/31/2015	11/23/2015	12/17/2015	FG	1/30/2016	2/23/2016	2/29/2016	Approved with conditions
2016-0027	3053 Gifford Lane	3053 Gifford Lane	NCD-3	T3-O	Demolition	1/8/2016	12/21/2015	2/16/2016	TF	2/9/2016	3/2/2016	3/3/2016	Approved with conditions
2016-0029	700 NE 23 St	700 NE 23 St	wynwood/Edge water	T6-36-a-L	Multi Family	12/23/2015	7/31/2015	10/29/2015	PS/TF	1/23/2016	2/22/2016	3/7/2016	Approved with conditions
2016-0013	3950 Leafy Way	3950 Leafy Way	SW Coconut Grove	T3-R / NCD-3	Demolition	1/13/2016	1/20/2016	1/26/2016	DA	2/13/2016	3/7/2016	3/8/2016	Approved with conditions
2016-0015	3966 Park Ave	3966 Park Ave	SW Coconut Grove	T3-R / NCD-3	demolition	1/30/2016	9/18/2015	2/1/2016	PS/DA	3/1/2016	3/3/2016	3/8/2016	Approved with conditions
2016-0018	Elbualy	3625 Solana Road	SW Coconut Grove	T3-R / NCD-3	Demolition	1/27/2016	2/2/2016	2/3/2016	DA	2/27/2016	3/4/2016	3/8/2016	Approved with conditions



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2016-0007	3701 Park Ave	3701 Park Av	NCD-3	T3-R	Demolition	12/18/2015	12/4/2015	1/14/2016	DA	1/18/2016	3/4/2016	3/8/2016	Approved with conditions
2016-0017	357 SW 18 Road	357 SW 18 Road	Coral Way	T3-R	Side setback reduction (6")	2/2/2016	1/21/2016	1/29/2016	FG	3/2/2016	3/4/2016	3/8/2016	Approved with conditions
2015-0020	Leonardo Steiner	3190 Lamb Ct	north/east Coconut Grove	T3-R NCD-3	Demolition	2/2/2015	2/3/2015	2/7/2015	DA	3/2/2015	3/7/2015	3/8/2016	Approved with conditions
2016-0010	1218 NW 57 St	1218 NW 57 St	Model City	T3-O	Waiver (7.2.8)	1/12/2016	11/23/2015	1/11/2016	FG	2/12/2016	3/4/2016	3/8/2016	Denied
2016-0002	Shipping Avenue	3160 Shipping Avenue	NCD-3	T3-O	Demolition	1/12/2016	1/8/2016	2/16/2016	TF	2/11/2016	3/4/2016	3/10/2016	Approved with Conditions
2016-0024	3127 Matilda Street	3127 Matilda Street	NCD-3	T3-O	Demolition	1/8/2016	12/21/2015	2/16/2016	TF	2/9/2016	3/4/2016	3/10/2016	Approved with conditions
2016-0031	Multi-Family	1455 SW 6 Street	Little Havana	T4-L	Multi-Family	9/25/2015	5/14/2015	N/A	TF	10/25/2015	3/4/2016	3/10/2016	Approved with conditions
2016-0028	Grove Refuge	2924 Bird Ave	NE Coconut Grove	(T3-O,T4-L) with NCD-3	Waiver (5.4.2.e)	2/12/2016	11/23/2015	2/1/2016	FG	3/12/2016	3/16/2016	3/18/2016	Approved with conditions
2016-0001	Matilda Street	3220 Matilda Street	NCD-3	T3-O	Demolition	1/12/2016	1/8/2016	2/16/2016	TF	2/11/2016	3/21/2016	3/22/2016	Approved w/conditions
2016-0004	20 Bay Heights	20 Bay Heights Dr	NCD-3	T3-R	Demolition	2/17/2016	1/6/2016	2/25/2016	DA	3/17/2016	3/21/2016	3/22/2016	Approved w/conditions
2016-0038	Tirrenia Development	77 and 85 NW 36 Streer	Wynwood	T5-O	Commercial	2/7/2016	12/15/2015	N/A	TF	3/7/2016	3/21/2016	3/22/2016	Approved w/conditions
2016-0022	4 Beauty Plastic Surgery	2320 S. Dixie Highway	NE Coconut Grove	T4-O/NCD-3	Office	2/2/2016	9/1/2015	1/27/2013	FG	3/2/2016	3/21/2016	3/22/2016	Approved w/conditions
2016-0023	8x8 Lofts	350 NE 56 St	Little Haiti	T5-L	Revisions to waiver W2011-0042	2/1/2016	8/13/2015	1/27/2016	FG	3/1/2016	3/21/2016	3/22/2016	Approved w/conditions
2016-0044	1041 N Venetian Dr.	1041 N Venetian Dr.	DOWNTOWN	T3-R	Single Family Residence	2/5/2016	12/2/2015	N/A	TF	3/6/2016	4/6/2016	4/8/2016	Approved with conditions
2016-0051	1045 N Venetian Dr.	1045 N Venetian	DOWNTOWN	T3-R	Single Family Residence	2/5/2016	12/2/2015	N/A	TF	3/6/2016	4/6/2016	4/8/2016	Approved with conditions
2016-0062	Gran Paraiso	610 NE 31 St	Edgewater	T6-36a-L	Mixed Use (Bldg Length - balconies)	11/23/2015	7/27/2015	10/29/2015	PS/DC	12/23/2015	4/13/2016	4/14/2016	Approved with conditions
2016-0061	Biscayne 27	2701 Biscayne Blvd	Wynwood Edgewater	T6-36A-L/T6-36A-O	Multi-Family	1/19/2016	11/23/2015	1/19/2016	TF	2/19/2016	4/14/2016	4/14/2016	Approved with conditions
2016-0041	Grove Development	3374 Perry Frow	SW Coconut Grove	T3-O / NCD-2	Demolition	2/22/2016	3/4/2016	3/7/2016	DA	3/22/2016	4/15/2016	4/15/2016	Approved with conditions



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2016-0042	Grove Development	3376 Perry Frow	SW Coconut Grove	T3-O / NCD-2	Demolition	2/22/2016	3/4/2016	3/7/2016	DA	3/22/2016	4/15/2016	4/15/2016	Approved with conditions
2016-0045	3210 Calusa Street	3210 Calusa Street	Coconut Grove	T3-R/ NCD-3	Demolition	2/12/2016	1/20/2016	3/16/2016	JK	3/14/2016	4/15/2016	4/15/2016	Approved with conditions
2016-0046	Ferguson Duplex	3280 Day Av	Coconut Grove	T3-O/ NCD-2	Demolition	2/11/2016	1/21/2016	3/16/2016	JK	3/13/2016	4/15/2016	4/15/2016	Approved with conditions
2016-0047	3226 Elizabeth St	3226 Elizabeth St.	Coconut Grove	T3-O/ NCD-2	Demolition	2/20/2016	1/26/2016	3/16/2016	JK	3/21/2016	4/15/2016	4/15/2016	Approved with conditions
2016-0056	Riverside Towers	230 SW 3 Street	Downtown	T6-36-B-O	New Construction	1/22/2016	11/13/2015	2/18/2016	TF	2/22/2016	2/22/2016	4/15/2016	Approved with conditions
2016-0053	Labor Office	3145-47 Ohio St	SW Coconut Grove	T3-R	Demolition	3/15/2016	2/17/2016	N/A	CT	4/13/2016	4/18/2016	4/18/2016	Approved with conditions
2016-0055	Barba Residence	5928 NE 6th Court	Upper Eastside	T3-R	Mechanical Encroachment	2/1/2016	11/24/2015	12/3/2015	TF	3/1/2016	4/15/2016	4/18/2016	Approved with conditions
2016-0039	Dr. Gropper	7111 Biscayne Blvd	Upper Eastside	T5-O/ T3-L	Dominant Setback	2/1/2016	8/25/2015	NA	TF/JK	3/2/2016	4/18/2016	4/18/2016	Approved with Conditions
2016-0009	Owl Residence	728 NE 67 St	Upper East Side	T3-L	Setbacks Reduction	1/21/2016	10/28/2015	1/5/2016	FG	2/21/2016	4/18/2016	4/19/2016	Approved with conditions
2016-0054	Lanzon	4201 Lake Road	Upper Eastside	T3-R	SFH	2/24/2016	12/11/2015	N/A	CT	3/25/2016	4/19/2016	4/21/2016	Approved with conditions
2016-0059	Steinbaum Addition	2101 Tigertail Ave	North/East Coconut Grove	T3-R	Addition	3/2/2016	2/19/2016	N/A	JK	4/1/2016	4/19/2016	4/21/2016	Approved with conditions
2016-0050	Plaza Residence	3181 Plaza St	Coconut Grove	T3-O/NCD-2	Demolition	3/10/2016	6/23/2015	3/21/2016	DA	4/10/2016	4/19/2016	4/21/2016	Approved with conditions
2016-0052	2958 Bird Av	2958 Bird Av	NE Coconut Grove	T4-L, T3-O, NCD-3	Demolition	3/19/2016	3/9/2016	3/28/2016	JK	4/18/2016	4/20/2016	4/21/2016	Approved with conditions
2016-0048	Braganza	4197 Braganza	NCD-3	T3-R	Demolition	3/2/2016	2/8/2016	2/30/16	CT	4/4/2016	5/4/2016	5/5/2016	Approved with conditions
2016-0066	Galwan Hotel	78 SW 10 Street	Downtown	T6-48B-O	New Construction	2/16/2016	7/28/2016	8/9/2016	TF	3/17/2016	5/4/2016	5/5/2016	Approved with conditions
2015-0167	Prodesa	444 NE 31 Street	wynwood/Edge water	T6-36a-L	Pkng on 2nd Layer	12/1/2015	10/29/2015	11/30/2015	FG	1/1/2016	5/4/2016	5/6/2016	Approved with conditions
2016-0057	2326 Swanson	2326 Swanson Av	NE Coconut Grove	T3-R/NCD-3	Demolition	3/25/2016	3/10/2016	4/4/2016	DA	4/25/2016	5/4/2016	5/9/2016	Approved with conditions
2016-0060	Stewart Av Restoration	3765 Stewart Ave	Coconut Grove	T3-R/NCD-3	Demolition	4/8/2016	3/15/2016	4/6/2016	FG	5/8/2016	5/16/2016	5/16/2016	Approved with conditions



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2016-0058	Flagship Property	1115 SW 27 Ave	Coral Way	T6-8-O	Dominant Setback	3/30/2016	3/25/2016	3/29/2016	FG	4/30/2016	5/16/2016	5/16/2016	Approved with conditions
2016-0032	South Key Builders Res.	149 W Shore Dr	NE Coconut Grove	T3-R/NCD-3	Setbacks	2/19/2016	12/11/2015	2/17/2016	FG	3/19/2016	5/16/2016	5/17/2016	Approved with conditions
2016-0074	West Brickell Townhomes	434 SW 10 Street	Little Havana	T4-R	TownHomes	4/12/2016	1/12/2016	N/A	CT	5/12/2016	5/12/2016	5/17/2016	Final Decision Signed
2016-0026	La Piazza Academy II	3100 S. Dixie Hwy	NE Coconut Grove	T5-O/NCD-3	Non-Conforming Site Improvements	2/8/2016	12/1/2015	1/26/2016	FG	3/8/2016	6/10/2016	6/10/2016	Approved with conditions
2015-0034	3053 Gifford	3053-3055 Gifford Ln	NE Coconut Grove	T3-O/NCD-3	roof top access	11/27/2015	3/13/2015	N/A	TF	12/27/2015	6/10/2016	6/13/2016	Approved with conditions
2016-0077	ACORN STORAGE	2545 NW 20 St	NCD-3	T3-R	Secondary Setback	1/23/2016	1/16/2015	N/A	TF	2/23/2016	6/11/2016	6/13/2016	Approved with conditions
2016-0049	36 NW 46 Street	36 NW 46 Street	Little Haiti	T3-L	SFR ext. above max. height	3/16/2016	2/19/2016	3/15/2016	FG	4/16/2016	6/11/2016	6/13/2016	Approved with conditions
2015-0171	Klebba Bay Estates	3500 Curtis Lane	SW Coconut Grove	T3-R / NCD-3	Demolition	11/23/2015	10/30/2015	12/3/2015	DA	12/23/2015	6/11/2016	6/13/2016	Approved with conditions
2016-0075	Hersowitz Demo	4001 Woodridge Rd	SW Coconut Grove	T-3 / NCD-3	Demolition	5/3/2016	4/26/2016	5/13/2016	DA	6/3/2016	6/21/2016	6/21/2016	Approved with conditions
2016-0076	3535 Justison Road	3635 Justison Road	SW Coconut Grove	T-3 / NCD-3	Demolition/Setback	5/4/2016	4/18/2016	5/13/2016	DA	6/4/2016	6/21/2016	6/21/2016	Approved with conditions
2016-0096	Domingo Anserio	1644 South Miami Av	Coral Way	T3-R	Ext. above the Max. Height	5/13/2016	3/14/2016	n/a	CT	6/13/2016	6/29/2016	6/29/2016	Approved with conditions
2016-0063	Julieta Orozco's Res.	1923 NW 23 Street	Allapattah	T3-O	Legalization of existing Addition	4/18/2016	2/17/2016	4/15/2016	FG	5/18/2016	6/29/2016	6/29/2016	Approved with conditions
2016-0093	Douglas Residence	3995 Douglas Road	SW Coconut Grove	T3-R/NCD-3	Establish Setbacks	3/24/2016	2/9/2016	N/A	TF	4/24/2016	6/29/2016	6/29/2016	Approved with conditions
2016-0099	Waterfront Dock	943 North Venetian DR	DOWNTOWN/B RICKELL	T3-R	Waterfront Dock	5/17/2016	4/12/2016	n/a	CT	6/15/2016	6/30/2016	7/15/2016	Approved with conditions
2016-101	7100-7200 NE 4 Ct	7100-7200 NE 4 Ct	Upper Eastside	D1	Parking Lot	5/20/2016	3/3/2016	n/a	CT	6/20/2016	6/30/2016	7/15/2016	Approved with conditions
2015-0144	Secoffee	2370 Secoffee Terr	NCD-3	T3-R	Single Family Residence	1/23/2016	9/14/2015	N/A	TF	2/23/2016	7/9/2016	7/11/2016	Approved with conditions
2016-0103	Wynwood Square	2201 N Miami	Wynwood	T6-8-O	Mixed Use	3/17/2016	12/30/2015	1/28/2016	TF	4/18/2016	7/14/2016	7/15/2016	Approved with conditions
2016-0082	Liquid Lofts	35 SW 1 Street	DOWNTOWN	T6-8O-O	Multi-Family	5/6/2016	9/30/2014	12/23/2015	TF	6/6/2016	7/18/2016	7/18/2016	Approved with conditions
2016-0030	30 Unit Apts	652 NE 85 St	Upper Eastside	T5-R	Multi-family	12/10/2015	6/12/2015	N/A	TF	1/10/2016	3/4/2016	7/18/2016	Approved with Conditions



CITY OF MIAMI OFFICE OF ZONING

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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
2016-0068	Levy Residence	3443 N Mooring Ways	Coconut Grove	T-3 / NCD-3	demolition	3/1/2016	10/1/2015	5/9/2016	TF	4/1/2016	7/18/2016	7/19/2016	Approved with conditions
2016-0086	Weinstein Residence	3273 Coacoochee St	Coconut Grove	T3-R/NCD-3	Expansion of Non conforming Structure	5/31/2016	5/2/2016	5/25/2016	FG	6/31/16	7/18/2016	7/19/2016	Approved with conditions
2016-0095	Todos los Santos Episcopal Church	1023 SW 27 Ave	wynwood/Edge water	CI-HD	Church Addition	6/9/2016	6/7/2016	6/7/2016	FG	7/9/2016	7/18/2016	7/19/2016	Approved with conditions
2016-0098	Montejo Residence	2535 SW 17 Av	NE Coconut Grove	T3-R/NCD-3	Non-conforming Site Improvements	6/9/2016	2/1/2016	6/2/2016	FG	7/9/2016	7/18/2016	7/19/2016	Approved with conditions
2016-0097	Ines Marrero, Esq.	3140 Carter St.	coconut Grove	T3-O / NCD-2	Demolition	6/14/2016	6/10/2016	6/14/2016	DA	7/14/2016	7/18/2016	7/19/2016	Approved with conditions
2016-0100	Labor Office	3174 Elizabeth Street	SW Coconut Grove	T3-O/NCD-2	Demolition	6/17/2016	5/18/2016	6/7/2016	FG	7/17/2016	7/19/2016	7/19/2016	Approved with conditions
2016-0081	Joe Moretti	535 SW 6 Ave	Little Havana	T4-R	Site Improvement	5/20/2016	5/4/2016	n/a	TF	6/20/2016	7/18/2016	7/19/2016	Approved with conditions
2015-0165	Cambria Brickell	145, 155, 165 SW 12 Street	Downtown	T6-24-O	Hotel with Rest.	11/23/2015	7/2/2015	11/5/2015	FG	12/23/2015	7/19/2016	7/19/2016	Approved with conditions
2016-0094	Clemmens Residence	3171 Gliffor Lane	SW Coconut Grove	T3-O/NCD-3	SFR ext. above max. height	6/10/2016	6/1/2016	6/6/2016	FG	7/10/2016	7/21/2016	7/21/2016	Approved with conditions
2016-0104	8600 East Dixie	8600 East Dixie Hwy	Upper Eastside	T3-R	Residential	6/2/2016	3/3/2016	NA	JK	7/2/2016	7/25/2016	7/25/2016	Approved with Conditions
2016-0080	Coral Way Tower	2200 SW 3 Ave	Little Havana	T6-8-O	Multi-Family	12/28/2015	10/30/2015	N/A	TF	1/28/2015	7/18/2016	8/2/2016	Approved with Conditions
2016-0085	La Colonia Medical	2045 NW 7 St	Little Havana	T6-8-O	Dominant Setback	4/7/2016	3/9/2016	N/A	TF	5/8/2016	8/2/2016	8/3/2016	Approved with conditions
2016-0116	444 West Brickell	444 SW 7 Street	Little Havana	T5-L	Multifamily	6/29/2016	4/18/2016	N/A	JK	7/29/2016	8/4/2016	8/4/2016	Approved with conditions
2016-0117	1437 Apartments	1437 SW 7 Street	Little Havana	T5-O	Multifamily	6/29/2016	4/18/2016	N/A	JK	7/29/2016	8/5/2016	8/5/2016	Approved with condition
2016-0105	The Fairchild	3581 E. Glencoe St	NE Coconut Grove	T5-R/T4-R	Multifamily	5/31/2016	3/23/2016	N/A	JK	6/30/2016	8/5/2016	8/5/2016	Approved with condition
2016-0078	MBA Assoc	5995 Biscayne Blvd	Upper Eastside	T4-O	Site Improvement	5/20/2016	3/24/2016	n/a	TF	6/20/2016	8/8/2016	8/9/2016	Approved with conditions
2016-0121	Set Midtown LLC	78 NW 37 St	Wynwood/ Edgewater	T5-O	Commercial	7/13/2016	5/3/2016	n/a	JK	8/12/2016	8/18/2016	8/18/2016	Approved with Conditions
2016-0079	591Fence	591 NW 35 St	wynwood/Edge water	T4-L/T6-8-O	Fence				TF	8/19/2016	8/19/2016	8/22/2016	Approved with Conditions



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2016-0102	35TH Multi-Family	794 NW 35 Street	Allapattah	T4-R	New building	7/7/2016	6/22/2016	6/27/2016	FG	8/18/2016	8/18/2016	8/22/2016	DENIED!!!
2016-0083	Trendy Spaces	64 NW 54 Street	Little Haiti	T5-O	Multi-Family	5/9/2016	4/7/2016	6/10/2016	TF	6/9/2016	8/19/2016	8/29/2016	Approved with Conditions
2016-0084	1870 Brickell	1870 Brickell Av	Downtown	T5-R	Multi-Family	1/4/2016	10/16/2015	7/25/2016	TF	2/4/2016	8/19/2016	8/29/2016	Approved with Conditions
2016-0124	Cocowalk Demo Waiver	3015 Grand Avenue	NCD-3	T5-O	Partial Demo	7/20/2016	7/20/2016	8/11/2016	TF	8/20/2016	9/13/2016	9/14/2016	Approved with conditions
2016-0106	Coconut Ave	2960 Coconut Ave	Coconut Grove	T4-R / NCD-3	Demolition	7/22/2016	7/14/2016	7/28/2016	DA	8/22/2016	9/13/2016	9/14/2016	Approved with conditions
2016-0107	Coconut Ave	2972 Coconut Ave	Coconut Grove	T4-R / NCD-3	Demolition	7/22/2016	7/14/2016	7/28/2016	DA	8/22/2016	9/13/2016	9/14/2016	Approved with conditions
2016-0108	Coconut Ave	2978-2980 Coconut Ave	Coconut Grove	T4-R / NCD-3	Demolition	7/22/2016	7/14/2016	7/28/2016	DA	8/22/2016	9/13/2016	9/14/2016	Approved with conditions
2016-0109	Coconut Ave	2984-2986 Coconut Ave	Coconut Grove	T4-R / NCD-3	Demolition	7/22/2016	7/14/2016	7/28/2016	DA	8/22/2016	9/13/2016	9/14/2016	Approved with conditions
2016-0113	1781 Wa Kee Na Dr	1781 Wa Kee Na Dr	Coconut Grove	T3-R / NCD-3	Demolition	7/26/2016	7/1/2016	8/3/2016	DA	8/26/2016	9/13/2016	9/14/2016	Approved with conditions
2016-0114	New Multifamily Bldg	856 NW 29 Street	Little Haiti	T4-L	vehicular entries from P. Front	7/25/2016	6/1/2016	7/12/2016	FG	8/25/2016	9/14/2016	9/15/2016	Approved with conditions
2016-0110	Coconut Ave	2990 Coconut Ave	Coconut Grove	T4-R / NCD-3	Demolition		7/14/2016		DA		9/13/2016	9/15/2016	Approved with Conditions
2016-0134	7th Ct Parking Lot	1600 NW 7 Court	Allapattah	CI-HD	Parking Lot	8/9/2016	4/12/2016	N/A	JK	9/8/2016	9/15/2016	9/15/2016	Approved with Conditions
2016-0133	Orange Manor	1312 NW 4 Street	Little Havana	T5-L	Multifamily	7/7/2016	3/25/2016	N/A	JK	8/6/2016	9/14/2016	9/15/2016	Approved with Conditions
2016-0135	8th Ave Parking Lot	1545 NW 8 AV	Allapattah	CI-HD	Parking Lot	8/9/2016	4/12/2016	N/A	JK	9/8/2016	9/15/2016	9/15/2016	Approved with Conditions
2016-0118	Existin SFR	4010 Park Avenue	Coconut Grove	T3-R/NCD-3	Demolition	8/2/2016	7/20/2016	8/1/2016	FG	9/2/2016	9/19/2016	9/19/2016	Approved with conditions
2016-0120	Exist. Duplex	3116 Gifford Lane	Coconut Grove	T3-O/NCD-3	Demolition	8/8/2016	7/22/2016	8/4/2016	FG	9/8/2016	9/17/2016	9/19/2016	Approved with conditions
2016-0122	2803 Crystal Ct	2803 Crystal Ct	Coconut Grove	T3-R / NCD-3	Single Family Residence	8/15/2016	7/1/2016	8/15/2016	CT	9/15/2016	9/17/2016	9/20/2016	Approved with conditions
2016-0130	256 NW 42 Ave	256 NW 42 Ave	Flagami	T6-8-O	Shared Access Aggrement	8/3/2016	5/16/2016	n/a	CT	9/2/2016	9/6/2016	10/3/2016	Approved with conditions



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2016-0143	2975 Jackson	2975 Jackson	Coconut Grove	T/3-O	Demolition	7/21/2016	6/29/2016	9/15/2016	TF	8/22/2016	9/30/2016	10/3/2016	Approved with conditions
2016-0137	Ondrick/Stahlman	3495 Main Hwy #8	NCD-3	T3-R	Roof Extension	8/10/2016	3/10/2016	N/A	TF	9/10/2016	9/30/2016	10/3/2016	Approved w/conditions
2016-0111	4094 Bonita Ave	4094 Bonita Ave	Coconut Grove	T3-R / NCD-3	Demolition	7/25/2016	7/1/2016	9/9/2016	DA	8/25/2016	10/3/2016	10/4/2016	Approved with conditions
2016-0123	2930 Seminole Street	2930 Seminole Street	Coconut Grove	T3-R/NCD-3	Partial-Demo	8/22/2016	7/20/2016	7/20/2016	FG	9/22/2016	9/29/2016	10/4/2016	Approved with conditions
2016-0149	Trisini Residence	56 Samana Av	Coconut Grove	T3-O / NCD-3	Addition	9/6/2016	6/15/2016	n/a	CT	10/5/2016	10/5/2016	10/5/2016	Approved with conditions
2016-0142	Ana Maria	2385 Tequesta	Coconut Grove	T3-R/NCD-3	Total Demolition	9/8/2016	8/25/2016	9/6/2016	FG	10/8/2016	10/22/2016	10/26/2016	Approved with Conditions
2016-0150	2964 Aviation Ave	2964 Aviation Ave	NE Coconut Grove	T5-O/ NCD-3	Non-conforming Site Improvements	8/18/2016	5/10/2016	NA	JK	9/17/2016	10/22/2016	10/26/2016	Approved with Conditions
2016-0151	Renata Bemediti Addition	1825 Micanopy Av	Coconut Grove	T3-R/NCD-3	Single Family	9/6/2016	8/8/2016	NA	JK	10/6/2016	10/22/2016	10/26/2016	Approved with Conditions
2016-0154	Pine Haven I	2421 NW 24 Ave	Allapattah	T4-R	Multifamily	9/9/2016	5/17/2016	N/A	JK	10/6/2016	11/1/2016	11/1/2016	Approved with conditions
2016-0155	Pine Haven II	2641 NW 24 Ct	Allapattah	T4-R	Multifamily	9/9/2016	5/3/2016	n/a	JK	10/9/2016	11/1/2016	11/1/2016	Approved with conditions
2016-0158	2828 NW 1 Av	2828 NW 1 Av	Wynwood	NRD	Mixed Use	8/26/2016	2/25/2016	6/28/2016	JK	9/25/2016	11/1/2016	11/2/2016	Approved with conditions
2016-0132	3211 Percival Avenue	3211 Percival Avenue	Coconut Grove	T3-R/NCD-3	Total Demolition	9/6/2016	8/16/2016	8/26/2016	FG	10/6/2016	11/2/2016	11/3/2016	Approved with conditions
2016-0146	Off Site Parking	222 NW 24 St	Wynwood/ Edgewater	T5-O/ Nrd-1	Mixed Use	8/22/2016	5/26/2016	6/21/2016	CT	9/22/2016	11/4/2016	11/4/2016	Approved with Conditions
2015-0048	EIGHT & FIRST	45 SW 8 Ave	Little Havana	T6-12-O	Loading	4/27/2015	3/20/2015	4/22/2015	FG	5/27/2015	11/4/2016	11/7/2016	Approved with Conditions
2016-0126	3121 Elizabeth Street	3121 Elizabeth	Coconut Grove	T3-R/NCD-3	Demolition	8/23/2016	7/20/2016	8/11/2016	FG	9/23/2016	11/4/2016	11/7/2016	Approved with conditions
2016-0152	3374 Perry Frow Drive	3374 Perry Frow Drive	Coconut Grove	T3-O/ NCD-2	Duplex	8/31/2016		N/A	JK	9/30/2016	11/6/2016	11/7/2016	Approved with conditions
2016-0153	3376 Perry Frow Drive	3376 Perry Frow Drive	Coconut Grove	T3-O/ NCD-2	Duplex	8/31/2016		N/A	JK	9/30/2016	11/6/2016	11/7/2016	Approved with conditions
2016-0102A	35TH Multi-Family	794 NW 35 Street	Allapattah	T4-R	New building	7/7/2016	6/22/2016	6/27/2016	FG	8/18/2016	11/7/2016	11/7/2016	Approved with conditions



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2016-0131	3829 Stewart Ave	3829 Stewart Ave	Coconut Grove	T3-R/NCD-3	Total Demolition	9/2/2016	8/16/2016	8/26/2016	FG	10/2/2016	11/7/2016	11/7/2016	Approved with conditions
2016-0145	2931 Bridgeport Ave	2931 Bridgeport Ave	Coconut Grove	T3-O/NCD-3	DEMO	9/21/2016	8/25/2016	9/21/2016	FG	10/21/2016	11/7/2016	11/7/2016	Approved with conditions
2016-0147	HM Development	3546 Crystal Court	Coconut Grove	T3-R/NCD-3	DEMO	9/24/2016	8/25/2016	9/21/2016	FG	10/24/2016	11/7/2016	11/7/2016	Approved with conditions
2016-0136	Mangles	2311-2325 NW 22nd Ave	Allapattah	T5-O	Parking	6/14/2016	4/29/2016	N/A	TF	7/14/2016	10/11/2016	11/8/2016	Approved with conditions
2016-0148	2699 S. Bayshore	2699 S. Bayshore	Coconut Grove	T6-12-O/NCD-3	DEMO	9/26/2016	8/24/2016	9/20/2016	FG	10/26/2016	11/10/2016	11/10/2016	Approved with Conditions
2016-0139	West Townhouses	3161 Center Street	NCD-3	T4-R/T5-O	Dominant Setback	8/12/2016	5/10/2016	9/30/2016	TF	9/12/2016	11/14/2016	11/16/2016	Approved with conditions
2016-0157	2955 Coconut Avenue	2955 Coconut Avenue	Coconut Grove	T3-R/NCD-3	Demo	10/19/2016	10/14/2016	10/19/2016	JK	11/18/2016	11/18/2016	11/21/2016	Approved with conditions
2016-0159	160 Wynwood	160 NW 26 Street	Wynwood/Edge water	T5-L & O NRD-1	Mixed Use	10/17/2016	9/21/2016	10/17/2016	FG	11/17/2016	11/21/2016	11/23/2016	Approved with conditions
2016-0166	3700 BIRD ROAD	3700 BIRD ROAD	Coral Way	D-1	Parking	9/7/2016	8/24/2016		TF	10/7/2016	11/21/2016	11/23/2016	Approved with Conditions
2016-0169	Ironside	7520-7820 NE 4 Ct	Upper Eastside	T6-8-O	Site Improvement	9/9/2016	7/13/2016		TF	10/11/2016	11/21/2016	11/23/2016	Approved with Conditions
2016-0161	3480 Main Highway	3480 Main Highway	Coconut Grove	T5-O/NCD-3	Demolition	10/21/2016	9/21/2016	10/13/2016	FG	11/21/2016	11/23/2016	11/23/2016	Approved with conditions
2016-0067A	Gulshar Arora	199 NW 20 Street	Wynwood	T5-O	Commercial	10/12/2016	3/1/2016	N/A	TF	11/13/2016	11/21/2016	12/1/2016	Approved with conditions
2016-0163	700 Edgewater	777 NE 26th St.	wynwood/Edge water	T6-36A-L	Multifamily	10/3/2016		7/11/2016	JK	10/2/2016	12/7/2016	12/8/2016	Approved with conditions
2016-0162	2945 S. Miami	2945 S. Miami	Coconut Grove	T3-R/NCD-3	Demo	10/31/2016	10/20/2016	10/28/2016	JK	11/30/2016	12/8/2016	12/8/2016	Approved with conditions
2016-0156	1601 NW 8th Ave	1601 NW 8th Ave	Allapattah	CI-HD	Fence	10/5/2016	9/18/2016	9/21/2016	FG	11/5/2016	12/20/2016	12/21/2016	Approved with Conditions
2016-0127	Daydreaming, LLC	3140 Day Ave	Coconut Grove	T3-O/NCD-3	Demo & New Duplex	8/26/2016	7/18/2016	8/22/2016	FG	9/26/2016	12/20/2016	12/21/2016	Approved with conditions
2016-0170	Wynwood 25	250 NW 25th St.	wynwood/Edge water	T5-O/ NRD-1	Mixed Use	10/21/2016	5/26/2016	6/20/2016	JK	11/20/2016	12/20/2016	12/21/2016	Approved with conditions
2016-0168	OAK VILLAGE	3034 OAK AVE	Coconut Grove	T5-O/NCD-3	Multi-Family	11/15/2016	7/29/2016	11/21/2016	CT	12/15/2016	12/21/2016	12/22/2016	Approved with conditions

