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	Plans Reviewer	Final Decision cannot be issued prior to:	Final Decision (Issuance) Date	Posting Date	Status
2017-0137	3161 Gifford Lane	3161 Gifford Lane	Cocnut groove	T3-O/NCD-3	Demolition	11/27/2017	11/1/2017	12/22/2017	JT	12/27/2017	12/31/2017	1/3/2018	Approved with Conditions
2017-0122	3165 Gifford Lane	3165 Gifford Lane	Cocnut groove	T3-O/NCD-3	Demolition	11/22/2017	11/1/2017	12/22/2017	JT	12/22/2017	12/31/2017	1/2/2018	Approved with Conditions
2017-0135	2640 SW 12 Street	2640 SW 12 Street	Coral Way	T6-8	Multi-Family	11/13/2017	9/29/2017	N/A	TF	12/13/2017	12/31/2017	1/4/2018	Approved with Conditions
2017-0132	2550 Tigertail Av	2550 Tigertail Av	Coconut Grove	T3-R/NCD-3	Total Demolition	7/13/2017	7/13/2017	N/a	ct	8/13/2017	12/31/2017	1/4/2018	Approved with Conditions
2017-0084	Washington Street	2580 Washington Street	Coconut Grove	T3-R / NCD-3	Demolition	10/30/2017	8/31/2017	11/28/2017	MR/TS	11/29/2017	12/31/2017	1/4/2018	Approved with Conditions
2017-0085	Trapp Avenue	2340 Trapp Avenue	Coconut Grove	T3-R / NCD-3	Demolition	10/14/2017	8/31/2017	9/25/2017	MR/TS	11/13/2017	12/20/2017	1/4/2018	Approved with conditions
2017-0111	10 Samona Drive	10 Samona Drive	Coconut Grove	T3-R/NCD3	Demolition	9/25/2017	6/26/2017	10/27/2017	TS	10/25/2017	12/31/2017	1/4/2018	Approved with conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	1/9/2018	Approved with conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	**#REF!**	#REF!	#REF!	1/9/2018	Approved with conditions
2018-0002	1815 Fairhaven Place	1815 Fairhaven Place	Coconut Grove	T3-R / NCD-3	Demolition	11/24/2017	8/11/2017	n/a	MGD/CT	12/24/2017	1/26/2018	1/29/2018	Approved with conditions
2015-0071A	Bayviews	501 NE 31 Street	WYNWOOD	T6-36A-L	30% Parking Reduction	12/7/2017	8/4/2017	NA	**JK/JT**	1/7/2018	1/30/2018	1/30/2018	Approved with conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	**#REF!**	#REF!	#REF!	#REF!	Approved with Conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	**#REF!**	#REF!	#REF!	#REF!	Approved with Conditions
2018-0009	Hardarms	130 NE 55 Street	little haiti	t4-r	Vehicular Entrance and Parking	12/14/2017	7/12/2017	na	**CT**	1/14/2018	2/1/2018	2/1/2018	Approved with Conditions
2018-0006	1823 SW 2 CT	1823 SW 2 CT	Little Havana	T3-R	Height Extension	12/15/2017	9/20/2017	N/A	JT	1/15/2018	2/7/2018	2/7/2018	Approved with conditions
2018-0010	3660 Poinciana Av	3660 Poinciana Av	Coconut Grove	T3-R/NCD-3	Site Improvement-Fence	12/28/2017	6/28/2017	NA	CT/JT	1/28/2018	2/7/2018	2/8/2018	Approved with conditions
2018-0024	Miamia River Walk	1001 NW 7 ST	LITTLE HAVANA	T6-8-O	New Construction	1/5/2018	7/3/2017	1/5/2018	**CT**	2/5/2018	2/22/2018	2/22/2018	Approved with conditions
2018-0001	140 NE 40 Street	140 NE 40 Street	WYNWOOD/EDGEWATER	T5-O	Commercial	11/20/2017	5/25/2017	N/A	**JK**	12/20/2017	2/22/2018	2/23/2018	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	Plans Reviewer	Final Decision cannot be issued prior to:	Final Decision (Issuance) Date	Posting Date	Status
2018-0004	3120 Commodore Plaza	3120 Commodore Plaza	COCONUT GROVE	T5-O/NCD-3	Demolition	1/20/2018	12/14/2017	1/16/2018	**JT**	2/20/2018	2/22/2018	2/23/2018	Approved with conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	2/24/2018	3/3/2018	3/5/2018	Approved with Conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	1/16/2018	3/3/2018	3/5/2018	Approved with Conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	**#REF!**	2/10/2018	3/3/2018	3/5/2018	Approved with Conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	**#REF!**	2/20/2018	3/3/2018	3/5/2018	Approved with Conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	**#REF!**	#REF!	#REF!	#REF!	Approved with Conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	**#REF!**	#REF!	#REF!	#REF!	Approved with Conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	Approved with Conditions
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	Approved with Conditions
2017-0136	2488 Inagua Av	2488 Inagua Av	Cocnut groove	T3-R/NCD-3	Demolition	1/30/2018	11/14/2017	2/2/2018	**JT**	1/30/2018	3/8/2018	3/9/2018	Conditions/RESCINDED ON 3/15/18
2018-0015	1775 Biscayne	1775 Biscayne Blvd	WYNWOOD/EDGEWATER	t6-36b-o	Mixed use	12/11/2017	12/16/2017	7/27/2017	**CT**	1/11/2018	3/21/2018	3/21/2018	Approved with conditions
2018-0038	New Apartment Building	535 SW 5 Street	Little Havana	T4-R	Front Access / 10% Parking	1/25/2018	12/6/2017	N/A	**JT**	2/25/2018	3/23/2018	3/23/2018	Approved with Conditions
2018-0040	Secoffee Residence	2050 Secoffee Street	Coconut Grove	T3-R/NCD-3	SFR-10%, Nutural Pres. And Warrant	12/28/2017	11/17/2017	N/A	JT	1/28/2018	3/23/2018	3/23/2018	Approved with Conditions
2018-0018	Wynwood 25 Annex	215-219 NW 24 Street	Wynwood/ Edgewater	T5-O/ NRD-1	Mixed use	1/8/2017	7/5/2017	11/7/2017	JK	1/7/2017	3/23/2018	3/23/2018	Approved with Conditions
2018-0021	3525 Day Ave	3525 Day Ave	Coconut Grove	T3-O/NCD-2	Demolition	12/14/2017	11/7/2016	n/a	CT	1/14/2017	3/23/2018	3/23/2018	Approved with Conditions
2017-0110	3225 Elizabeth Steet	3225 Elizabeth Steet	Coconut Grove	T3-O/NCD-2	Demolition	10/11/2017	6/20/2017	10/25/2017	JT	11/11/2017	3/23/2018	3/23/2018	Approved with Conditions
2017-0134	3148 Carter St	3148 Carter St	Cocnut groove	T3-O/NCD-2	Demiltion	1/30/2018	10/27/2017	2/15/2018	JT	3/2/2018	3/23/2018	3/23/2018	Approved with conditions
2017-0087	Secoffee Street	1935 Secoffee Street	Coconut Grove	T3-R / NCD-3	additiion	12/23/2017	8/31/2017	n/a	MR/CT	1/23/2017	3/23/2018	3/27/2018	Approved with conditions

CITY OF MIAMI OFFICE OF ZONING

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2018-0012	Greenhouse Demo	3659 Loquat Ave	COCONUT GROVE	T3-R/NCD-3	Tree Preservation	2/13/2018	1/3/2018	~~2/8/2018~~	JT	3/13/2018	3/27/2018	3/28/2018	Approved with conditions
2018-0025	Kiaora Street	4040 Kiaora Street	COCONUT GROVE	T3-R/NCD-3	Demolition	2/10/2018	12/8/2017	2/21/2026	JT/TS	3/10/2018	3/27/2018	3/28/2018	Approved with conditions
2018-0036	Medical Office	3901 NW 7 Street	FLAGAMI	T6-8-O	Non-Conforming parking	1/10/2018	3/6/2017	N/A	**FG/CT**	2/10/2018	3/27/2018	3/28/2018	Approved with conditions
2018-0037	580 NW 34 ST	580 NW 34 ST	Wynwood/ Edgewater	T4-L	Access	1/31/2018	11/8/2017	N/A	CT	3/2/2018	3/27/2018	3/28/2018	Approved with conditions
2018-0049	Baccarat Residential	3900 NW 7 Street	FLAGAMI	T6-8-O	Mixed use	1/2/2018	9/29/2017	11/1/2017	JK	2/1/2018	4/3/2018	4/3/2018	Approved with conditions
2018-0013	2953 Shipping Avenue	2953 Shipping Avenue	COCONUT GROVE	T3-O/NDC-3	Demolition		1/9/2018	2/6/2018	EA/JT	3/12/2018	4/7/2018	4/9/2018	Approved with conditions
2018-0027	2935 SW 30 CT	2935 SW 30 CT	Coconut Grove	T3-O/NCD-3	DEMO	3/7/2018	2/1/2018	2/26/2018	JK/KM	4/6/2018	4/7/2018	4/9/2018	Approved with conditions
2018-0035	1800 S Bayshore Lane	1800 S. Bayshore Lane	COCONUT GROVE		Addition to Single Family	1/16/2018	7/3/2017		TF	2/16/2018	4/7/2018	43199	Approved with conditions
2018-0042	East River Landing	39 NW 7 Av	Little Havana	T6-8-O	multifamily	10/25/2017	1/6/2017	NA	JK	11/24/2017	4/7/2018	4/9/2018	Approved with conditions
2018-0044	Art Plaza	58 NE 14 St	Downtown/ Brickell	T6-24B-O	Mixed use	12/1/2017	4/26/2017	8/28/2017	JK	1/31/2017	4/7/2018	4/9/2018	Approved with conditions
2018-0048	MM Apt's	32 NW 14 AV	Little Havana	T5-L	Multifamily	12/4/2018		NA	JK	1/3/2018	4/7/2018	4/9/2018	Approved with Conditions
2018-0050	The Sterling	501 N. Miami Ave	Downtown/Brickell	T6-80-O	Mixed use	1/25/2018	6/14/2017	7/18/2017	JK	2/24/2018	4/7/2018	4/9/2018	Approved with Conditions
2018-0054	Columbus Apts	514 SW 22 Ave	LITTLE HAVANA	T6-8-O	Modification	2/8/2018	12/26/2017	n/a	CT	3/8/2018	4/20/2018	4/23/2018	Approved with Conditions
2018-0055	Century Parc Place	850 nw 42 Avenue	FLAGAMI	T6-8-O	Mixed use	3/5/2018	1/24/2017	7/21/2017	**JK**	3/7/2018	4/28/2018	4/30/2018	Approved with conditions
2017-0086	929 SW 29 Court	929 SW 29 Court	Coral Way	T4-R	Multifamily	1/17/2018	6/5/2017	NA	**JK**	2/16/2018	4/28/2018	4/30/2018	Approved with conditions
2018-0047	3510 W Glencoe St	3510 W Glencoe St	COCONUT GROVE	T3-R / NCD-3	SFH/Setback	1/30/2018	8/11/2017	n/A	ct	2/30/18	5/8/2018	5/9/2018	Approved with Conditions
2018-0063	Patience Nkuba	1167 NW 49 Street	Model City	T3-R	Addition	4/3/2018	3/28/2018	N/A	CT	5/3/2018	5/4/2018	5/9/2018	Approved with Conditions
2018-0020	3550 E Glencoe Street	3550 E. Glencoe Street	Coconut Grove	T3-R/NCD-3	DEMO	3/6/2018	2/6/2018	3/7/2018	CT/YV	4/15/2018	5/16/2018	5/16/2018	Approved with Conditions

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2018-0043	2500 Inagua Ave	2500 Inagua Ave	Coconut Grove	T3-R/NCD-3	Demolition	3/30/2018	3/22/2018	3/29/2018	SR	4/30/2018	5/15/2018	5/16/2018	Approved with Conditions
2018-0059	Clima Outdoors	260 NW 37th St	Wynwood/Edgewater	T5-O	Parking	3/15/2018	3/9/2018	NA	YV	4/30/2018	5/16/2018	5/17/2018	Approved with conditions
2018-0060	Clima Outdoors	274 NW 37th St	Wynwood/Edgewater	T5-O	Parking	3/15/2018	3/9/2018	NA	yv	4/30/2018	5/16/2018	5/17/2018	Approve with conditions
2018-0034	3070 Kirk Street	3070 Kirk Street	COCONUT GROVE	T3-R/NDC-3	Demolition	4/5/2018	1/9/2018	3/8/2018	EA/JT	5/5/2018	5/16/2018	5/17/2018	Approved with conditions
2018-0071	Chris Cox	427 NW 34 Street	Wynwood/Edgewater	T4-L	Principal Frontage	5/10/2018	1/5/2018		SR/JT	5/10/2018	5/17/2018	5/17/2018	Approved with conditions
2016-0163A	700 Edgewater	777 NE 26th St.	wynwood/Edgewater	T6-36A-L	Multifamily	10/3/2016		7/11/2016	JK/YV		5/16/2018	5/17/2018	Approved with conditions
2018-0053	2850 Tigertail	2850 Tigertail Avenue	COCONUT GROVE	T3-R/NCD-3	Demo	4/9/2018	2/15/2018	NA	EA	5/9/2018	5/16/2018	5/18/2018	Approved with conditions
2018-0052	3514 FROW AVE	3514 FROW AVE	COCONUT GROVE	T3-R/NCD-2	DEMO	4/9/2018	4/6/2018	N/A	KM	N/A	5/9/2018	5/18/2018	DENIED
2018-0023	Michael Danly	1905-1917 Tiger Tail	COCONUT GROVE		Demolition	2/26/2018	1/4/2018	2/20/2018	EA/JT	3/27/2018	5/17/2018	5/18/2018	Approved with conditions
2018-0045	3587 Thomas Ave	3587 Thomas Ave	COCONUT GROVE	T3-O/T5-O/NCD-2	Demo	4/10/2018	2/15/2018	4/10/2018	YV	5/10/2018	5/17/2018	5/18/2018	Approved with conditions
2018-0051	3800 Crawford Ave	3800 Crawford Ave	COCONUT GROVE	T3-R/NCD-3	Demolition	4/20/2018	12/13/2017	$ 43,196.00	EA	5/20/2018	5/25/2018	5/29/2018	Approved with conditions
2018-0079	New Multi Family	1435 NW 1 Street	LITTLE HAVANA	T5-L	Multifamily / Front Access / Frequent doors	3/12/2018	7/24/2017	N/A	CT	4/12/2018	5/25/2018	5/29/2018	Approved with conditions
2018-0081	Mantilla 4 Unit Bldg	236 SW 6 Av	LITTLE HAVANA	T4-R	Multi-Family	4/17/2018	3/30/2017	N/A	JT	5/17/2018	5/25/2018	5/29/2018	Approved with conditions
2018-0080	Roads 100	100 SW 21 Road	LITTLE HAVANA	T3-R	Setback	3/22/2018	12/12/2017	N/A	CT	4/22/2018	5/25/2018	5/29/2018	Approved with conditions
2018-0073	Parking Lot	3801 W Flagler St.	FLAGAMI	T3-R/T6-8-O	Site Improvement	4/18/2018	12/28/2017	N/A	JK/YV	5/18/2018	5/25/2018	5/30/2018	Approved with conditions
2018-0061	Wynwood V	3315 NW 5 Ave	WYNWOOD/EDGEWATER	T4-L	Multi-family	5/3/2015	2/28/2018	N/A	KM	6/4/2018	6/6/2018	6/7/2018	Approved with conditions
2018-0072	Chris Cox	584 NW 35 Street	Wynwood/Edgewater	T4-L	Principal Frontage	3/6/2018	1/5/2018	N/A	JT/YV	5/17/2018	6/6/2018	6/7/2018	Approved with conditions
2018-0077	riverview pump	1301 nw 6 street	LITTLE HAVANA	T5-L	Dominant Setback	4/28/2018	4/2/2018	N/A	EA	5/28/2018	6/6/2018	6/7/2018	Approved with conditions

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2018-0083	ASG Wynwood	220 NW 27 Street	WYNWOOD/EDGEWATER	T5-O/NRD-1	Site improvements changes	4/16/2018	12/19/2017	N/A	JT	5/15/2018	6/6/2018	6/7/2018	Approved with conditions
2018-0084	Yolo Real Estate	218 SW 16 Avenue	Little Havana	T4-R	Multi-family	4/24/2018	10/3/2017	N/A	YV	5/24/2018	6/6/2018	6/7/2018	Approved with conditions
2018-0085	Condo Building	1872 NW 24 Street	ALLAPATTAH	T5-L	Multifamily	6/7/2017	3/3/2017	N/A	JK	3/2/2018	6/11/2018	6/11/2018	Approved With Conditions
2018-0057	3080 Indiana Street	3080 Indiana Street	COCONUT GROVE	T3-O/NCD-2	Demolition	5/8/2018	3/22/2018	N/A	KM	N/A	6/8/2018	6/18/2018	Approved With Conditions
2018-0064	3910 Battersea Road	3910 Battersea Road	COCONUT GROVE	T3-R/NCD-3	Demolition	5/11/2018	4/10/2018	N/A	KM	N/A	6/11/2018	6/18/2018	Approved With Conditions
2018-0067	2922 Jackson	2922 Jackson Ave	Coconut Grove	T3-O	Demolition	5/19/2018	5/9/2018	5/10/2018	YV	6/18/2018	6/19/2018	6/19/2018	Approved with conditions
2018-0068	3276 Treasure Trove	3276 Treasure Trove	COCONUT GROVE	T3-R/NDC-3	Demolition	5/11/2018	4/16/2018	5/11/2018	YV	6/18/2018	6/19/2018	6/19/2018	Approved with conditions
2018-0069	4150 Bonita Avenue	4150 Bonita Avenue	COCONUT GROVE	T3-R	Demolition	5/19/2018	4/30/2018	5/11/2018	YV	6/18/2018	6/19/2018	6/19/2018	Approved with conditions
2018-0093	1315 NW 1 Street	1315 NW 1 Street	LITTLE HAVANA	T5-L	Multifamily	5/7/2018	7/11/2017	NA	CT	6/6/2018	6/22/2018	6/22/2018	Approved with conditions
2018-0075	Ohio Duplex	3164 Ohio Street	COCONUT GROVE	T3-O	Demo	5/30/2018	4/12/2018	N/A	YV	6/29/2018	6/29/2019	6/29/2019	Approved With Conditions
2018-0078	2301 S. Bayshore	2301 S. Bayshore	COCONUT GROVE	T3-R / NCD-3	Reduce 80' Front setback	5/19/2018	1/26/2018	N/A	CT/ EA/JT	6/18/2018	6/29/2018	6/29/2018	Approved With Conditions
2018-0032	Chris Cox	47 NW 53 Street	Little Haiti	T4-R	Principal Frontage	5/22/2018	1/23/2018	N/A	KM/JT	6/22/2018	6/29/2018	6/29/2018	Approved With Conditions
2018-0070	La Solana	3670 Hibiscus Street	COCONUT GROVE	T3-R/NCD-3	Demolition	5/26/2018	4/4/2018	5/23/2018	YV	6/25/2018	6/29/2018	6/29/2018	Approved with Conditions
2018-0089	Ira Gonalez	1563 S Miami Ave	Downtown/Brickell	T3-R	Non-Conforming Add	4/30/2018	1/5/2018	N/A	CT/YV	5/30/2018	6/29/2018	6/29/2018	Approved With Conditions
2018-0056	2701 Natoma Street	2701 Natoma Street	T3-R/NDC-3	T3-R/NDC-3	Demolition	5/23/2018	1/29/2018	4/23/2018	EA/JT	6/23/2018	6/29/2018	6/29/2018	Approved With Conditions
2018-0058	Charles 3295	3295 Charles Avenue	COCONUT GROVE	T3-R/NCD-2	Demolition	5/23/2018	3/26/2018	4/27/2018	YV	6/22/2018	7/2/2018	7/2/2018	DENIED
													7/2/2018

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Waiver Number	Name	Address	NET Area	Transect Zone	Use	Date of First Notice	App. Received	Referral Date	Plans Reviewer	Final Decision cannot be issued prior to:	Final Decision (Issuance) Date	Posting Date	Status

CITY OF MIAMI OFFICE OF ZONING

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