



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
2016-0167	Kunl Demo	3012 Kirk Street	Coconut Grove	T3-R/NCD-3	DEMO	11/14/2016	10/12/2016	11/4/2016	FG	12/14/2016	1/16/2017	1/18/2017	Approved with conditions
2016-0173	Zom Living	221-237 SW 12 St	Downtown/Brickell	T6-24A-O	Mixed Use	10/17/2016	7/1/2016	8/19/2016	JK	11/16/2016	1/16/2017	1/18/2017	Approved with conditions
2016-0176	3553 Charles Ave	3553 Charles Ave	Coconut Grove	T3-R/NCD-2	Demo	12/8/2016	11/21/2016	12/1/2013	FG	1/8/2017	1/16/2017	1/18/2017	Approved with conditions
2015-0159	Grove Haus Bldng.	3265 Bird Avenue	SW Coconut Grove	T4-L/NCD-3	SW Coconut Grove	11/4/2015	10/8/2015	10/29/2015	FG	12/4/2015	1/24/2017	1/25/2017	Approved with conditions
2017-0001	4160 RAYNOLDS AV DEMO	4160 RAYNOLDS AV	Coconut Grove	T3-R/NCD-3	DEMO	12/8/2016	5/24/2016	1/9/2017	CT	1/9/2017	1/24/2017	1/25/2017	Approved with conditions
2016-0141	3100 N Miami Ave	3100-3116 N Miami Ave	Wynwood	T5-O	Dominant Setback	8/26/2016	4/26/2016	N/A	TF	9/26/2016	2/2/2017	2/7/2017	Approved With Conditions
2016-0160	339 NE 70 St	339 NE 70 St	Little Haiti	D2	Driveway width	10/18/2016	7/8/2016	8/24/2016	FG	11/18/2016	2/3/2017	2/7/2017	Approved With Conditions
2016-0180	2560 Inagua LLC	2560 Inagua Ave	Coconut Grove	T3-R/NCD-3	Demolition	12/23/2016	11/7/2016	12/19/2016	FG	1/23/2017	2/3/2017	2/7/2017	Approved With Conditions
2016-0171	3764 Carmen Court	3764 Carmen Court	Coconut Grove	T3-R/NCD-3	Demo	11/22/2016	10/18/2016	11/21/2016	FG	12/22/2016	2/3/2017	2/7/2017	Approved With Conditions
2016-0179	Inagua Ave	2472 Inagua Ave	Coconut Grove	T3-R/NCD-3	Demolition	12/15/2016	11/4/2016	12/9/2016	FG	1/15/2017	2/3/2017	2/7/2017	Approved With Conditions
2017-0007	1160 nw 32 street	1160 NW 32 Street	ALLAPATTAH	T3-O	Addition	12/14/2016	10/20/2016	n/a	CT	1/14/2017	2/3/2017	2/7/2017	Approved With Conditions
2017-0008	1859 sw 16 Street	1859 SW 16	Coconut Grove	T3-R	Site Improvements	12/7/2016	11/9/2016	n/a	CT	1/7/2017	2/3/2017	2/7/2017	Approved With Conditions
2016-0178	3525 Day Ave	3525 Day Ave	Coconut Grove	T3-O/NCD-2	Demolition	12/15/2016	11/7/2016	12/13/2016	FG	1/15/2017	1/31/2017	2/9/2017	DENIED!!!
2016-0183	4085 Malaga Ave	4085 Malaga Ave	Coconut Grove	T3-R / NCD-3	demo	12/12/2016	11/10/2016	12/19/2016	DA	1/12/2017	2/1/2017	2/9/2017	Approved with conditions
2017-0002	Neruda	1141 SW 4 Street	LITTLE HAVANA	T4-R	multifamily	11/8/2016	7/21/2016	n/a	CT	12/9/2017	2/5/2017	2/9/2017	Approved with conditions
2017-0004	Montero Renovation Addition	5990 NE 6 CT	Upper Eastside	T3-R	Single Family	12/15/2016	10/25/2016	N/A	JK	1/14/2017	2/2/2017	2/9/2017	Approved with conditions
2017-0003	2400 NE 2 Avenue	2400 NE 2 Avenue	Wynwood/Edge water	T6-12-0	Commercial	10/8/2016	9/21/2016		JK	11/8/2016	2/14/2017	2/15/2017	Approved with conditions
2016-0175	3639 Residence	3639 Williams Ave	Coconut Grove	T3-R/NCD-2	demo	12/8/2016	11/21/2016	12/1/2016	FG	0/18/17	2/21/2017	2/22/2017	Approved with conditions
2017-0012	Columbus Apartments	514 SW 22 Avenue	Little Havana	T6-8-O	Multifamily	12/23/2016	11/10/2016	n/a	CT	1/23/2017	2/21/2017	2/22/2017	Approved with conditions



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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
2017-0009	145 Holdings	145 SW 15 Ave	LITTLE HAVANA	T5-L	Parking Reduction	12/21/2016	9/29/2016		CT	1/21/2017	2/21/2017	2/22/2017	Approved with conditions
2017-0005	Eleven in the Roads, Bldg 1	545 SW 11 St.	Little Havana	T4-R	multifamily	12/17/2016		N/A	JK	1/16/2016	3/6/2017	3/21/2017	Approved with conditions
2017-0017	Silver Bluff Animal Clinic	2515 SW 27 Av	Coral Way	T4-O	General Commercial	12/27/2016	4/7/2016	NA	JK	1/26/2017	3/6/2017	3/21/2017	Approved with conditions
2016-0040	Milan Residence	1840 South Miami Ave	Coral Way	T3-R	Waiver (5.3.2.f)	3/2/2016	1/7/2016	2/29/2016	FG	4/2/2016	3/6/2017	3/21/2017	Approved with conditions
2017-0006	Eleven in the Roads, Bldg 2	529 SW 11 St.	Little Havana	T4-R	multifamily	12/17/2016		N/A	JK	1/16/2016	3/6/2017	3/7/2017	Approved with conditions
2017-0014	Luisa Moreno	2645 SW 22 Street	Coral Way	T5-O	Site Improvements	12/23/2016	11/2/2016	N/A	TF	1/23/2017	3/5/2017	3/7/2017	Approved with conditions
2016-0181	Pollo Tropical Express	7501 Biscayne	Upper Eastside	T6-8-O	Site Improvements	12/27/2016	12/16/2016	N/A	TF	1/27/2017	3/10/2017	3/13/2017	Approved With Conditions
2016-0186	Rail 27	7205 NE 4 Ave	Upper Eastside	D-2	Site Improvement	12/15/2016	10/18/2016	n/a	TF	1/15/2017	3/10/2017	3/13/2017	Approved With Conditions
2016-0177	Casa Moorings	3429 N Moorings Way	Coconut Grove	T3-R/NCD-3	Demo	11/18/2016	10/20/2016	11/4/2016	FG	12/18/2016	3/23/2017	3/28/2017	Approved With Conditions
2016-0184	Bridgeport Apt	2919 Bridgeport Ave	Coconut Grove	T3-R/NCD-3	Setbacks	12/12/2016	12/23/2016	12/19/2016	DA	1/12/2017	3/23/2017	3/28/2017	Approved with conditions
2017-0015	Grove Refuge	2924 Bird Avenue	Coconut Grove	T3-O/T4-L/NCD-3	Total Demolition	2/9/2017	2/7/2017	2/7/2017	FG	3/9/2017	3/23/2017	3/28/2017	Approved with Conditions
2017-0010	3072 Indiana	3072 Indiana Street	Coconut Grove	T3-O / NCD-2	Demolition	2/26/2017	11/10/2016	2/1/2017	DA	3/26/2017	3/30/2017	3/30/2017	Approved with Conditions
2016-0185	Bayshore Drive Home	1644 S. Bayshore	Coconut Groayshore	T3-R / NCD-3	Demolition	12/12/2016	11/28/2016	12/19/2016	DA	1/12/2017	3/31/2017	4/3/2017	Approved with Conditions
2017-0027	Square Station	1424 NE Miami Place	Downtown/Brickell	T6-36B-O	Multifamily	1/26/2017		1/26/2017	JK	2/25/2016	4/10/2017	4/11/2017	Approved with Conditions
2017-0013	Coral Reef Yacht Demo	2484 S. Bayshore	Coconut Grove	CS/ NCD-3	Demo	2/9/2016	12/14/2016	2/6/2017	JK	3/11/2017	4/12/2017	4/13/2017	Approved with conditions
2017-0026	142 NE 44 Street	142 NE 44 Street	Little Haiti	T3-O	Single Family	3/1/2017	11/9/2016	NA	JK	3/31/2017	4/12/2017	4/14/2017	Approved with conditions
2016-0182	Existing Duplex	1130 SW 13 Ave	Little Havana	T3-O	Legalization	12/30/2016	10/3/2016	10/18/2016	FG	1/30/2017	4/13/2017	4/14/2017	Approved with conditions
2017-0011A	Marlins Plaza	1519 NW 1 St	Little Havana	T5-L	multifamily	3/8/2017	8/5/2016	n/a	JK	4/7/2017	4/18/2017	4/18/2017	Approved with conditions
2017-0019	3053 New York	3053 New York	Coconut Grove	T3-O / NCD-2	Demolition	3/3/2017	2/6/2017	3/3/2017	DA	4/3/2017	4/18/2017	4/18/2017	Approved with conditions



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2017-0020	Emilio Lopez	3076 Jefferson Street	Coconut Grove	T3-R / NCD-3	Demolition	3/1/2017	1/26/2017	3/2/2017	DA	4/1/2017	4/18/2017	4/18/2017	Approved with conditions
2017-0025	The Jasmine	100 SW 22 Ave	Little Havana	T6-8-O	Elderly Housing	2/7/2017	11/2/2016	N/A	TF	3/9/2017	4/14/2017	4/18/2017	Approved with conditions
2016-0070	Amsterdam Residence	73 SW 18 Terr Lot 21	Coral Way	T3-R	Ext. above the Max. Height	4/29/2016	4/16/2016	4/26/2016	FG	5/29/2016	5/1/2017	5/4/2017	Approved with conditions
2017-0022	3678 William Avenue	3678 William Avenue	Coconut Grove	T3-R/NCD-2	DEMO	3/20/2017	2/21/2017	3/15/2017	FG	4/20/2017	5/6/2017	5/9/2017	Approved with conditions
2017-0024	1460 SW 3 rd Street	1460 SW 3 rd Street	Little Havana	T4-L	Multi-Family	7/14/2016	6/13/2016		TF	8/14/2016	5/6/2017	5/10/2017	Approved with conditions
2017-0031	Mc Donalds	3280 Coral Way	Coral Way	T5-O	Site Improvement	7/14/2016	9/15/2016	NA	TF	10/15/2016	5/6/2017	5/10/2017	Approved with conditions
2017-0029	2811 Coral Way	2811 SW 22 St	Coral Way	T5-O	Public Storage	3/14/2017		NA	JK	3/13/2017	5/9/2017	5/10/2017	Approved with conditions
2016-0087	Stylios G. Vayanos	2961 Bird Ave.	Coconut Grove	T4-L / NCD-3	Demolition	2/28/2017	5/31/2016	3/1/2017	DA	n/a	3/28/2017	5/12/2017	Approved with conditions
2016-0088	Stylios G. Vayanos	2967 Bird Ave.	Coconut Grove	T4-L / NCD-3	Demolition	2/28/2017	5/31/2016	3/1/2017	DA	n/a	3/28/2017	5/12/2017	Approved with conditions
2017-0023	1111 Brickell Bay	1111 Brickell Bay Drive	Downtown/Brickell	T6-48A-O	Muti-Family	12/8/2016	5/23/2016	n/a	TF	1/8/2017	5/16/2017	5/17/2017	Approved with conditions
2017-0028	10 WIT BLDG	141 NW 16 Av	Little Havana	T5-L	Multi-Family	9/7/2016	9/3/2015		TF	10/7/2016	5/17/2016	5/17/2017	Approved with conditions
2017-0036	Ellipsis	702-708 NE 26 St	Wynwood/Edgewater	T6-36A-L	Multi-Family	3/24/2017	6/24/2016		TF	4/24/2017	5/17/2017	5/17/2017	Approved with conditions
2017-0039	Casa Flambo	1053 NW 29 Street	ALLAPATTAH	T4-O	Entrance Off Primary	4/7/2017	5/26/2016	NA	CT	NA	5/7/2017	5/18/2017	Approved with conditions
2017-0018	3503 Wildwood Circle	3503 Wildwood	Coconut Grove	T3-R / NCD-3	Demolition	2/23/2017	1/12/2017	2/28/2017	DA	3/23/2017	5/17/2017	5/19/2017	Approved with conditions
2017-0037	1221 SW 8 site improvements	1221 SW 8 STREET		T6-8-O	Site Improvements	3/28/2017	11/4/2016	N/A	CT	4/28/2017	5/22/2017	5/23/2017	Approved with conditions
2017-0043	4112 NE 1 Avenue	4112 NE 1 AVENUE	Wynwood/Edgewater	T4-O	Retail	4/6/2017	12/23/2016	NA	JK	5/6/2017	5/22/2017	5/23/2017	Approved with conditions
2017-0032	Gateway Dental	2375 SW 27 Ave	Coral Way	T4-O	Office	3/21/2017	10/28/2016	NA	JK	3/20/2017	5/24/2017	5/25/2017	Approved with conditions
2017-0035	Brickell Market Place	10 SW 8 Street	Downtown	T6-48B-O	Multifamily	2/24/2017	9/13/2016	10/21/2016	TF	3/24/2017	5/24/2017	5/25/2017	Approved with conditions



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2017-0042	Latin Press	600 SW 22nd Ave	West Flagler	T6-8-O	Adaptive Re-use	4/8/2017	4/21/2016	NA	CT	5/7/2017	5/24/2017	5/25/2017	Approved with conditions
2017-0044	Embassy Suites	1129 SW 3 Ave	Downtown/Brickell	T6-24A-O	Parking Reduction	3/22/2017	10/20/2016	11/17/2017	TF	4/24/2017	5/22/2017	5/25/2017	Approved with conditions
2017-0038	T&O Investments	112 NE 71 Street	LITTLE HAITI	T5-0	Site Improvements	3/21/2017	9/30/2016	N/A	CT	4/22/2017	5/24/2017	5/25/2017	Approved with conditions
2017-0045	Walton	7100-7200 NE 4 Court	Upper Eastside	T4-R	Site Improvement	4/6/2017	2/22/2017	N/A	TF	5/6/2017	5/24/2017	6/5/2017	Approved with conditions
2017-0048	Upper Buena Vista	5010 NE 2 Ave	T4-L	T4-L	Retail	4/23/2017	10/24/2015	1/6/2017	TF	5/23/2017	6/14/2017	6/15/2017	Approved With Conditions
2017-0049	Zumba Fitness	591 SW 8 Street		T6-8-O	Zumba	9/20/2016	6/17/2016		TF	10/20/2016	6/15/2017	6/15/2017	Approved With Conditions
2017-0047	ASPCA/ ASD Liberty City Animal Clinic	1312 NW 62 St	Model City	T5-O	Commercial	4/20/2017	12/20/2016	NA	JK	5/20/2017	6/15/2017	6/16/2017	Approved With Conditions
2016-0170A	Wynwood 25	250 NW 25th St.	wynwood/Edge water	T5-O/ NRD-1	Mixed Use	5/3/2017	3/13/20117		JK	7/2/2017	6/15/2017	6/16/2017	Approved With Conditions
2017-0040	3969 Loquat Ave	3969 Loquat Ave	Coconut Grove	T3-R	Demolition	3/29/2017	2/17/2017	5/2/2017	TF	4/29/2017	6/15/2017	6/16/2017	Approved With Conditions
2017-0021	HRI	3901 Kumquat	Coconut Grove	T3-R/NCD-3	Demolition	3/17/2017	3/8/2017	3/13/2017	FG/CT	4/17/2017	6/15/2017	6/16/2017	Approved With Conditions
2017-0046	Ivonne Santana	4140 Park Ave	Coconut Grove	T3-R / NCD-3	Mechanical Equipment	4/7/2017	2/2/2017	n/a	CT	5/7/2017	6/15/2017	6/16/2017	Approved With Conditions
2017-0041	3251 Elizabeth St	3251 Elizabeth St	Coconut Grove	T3-R/NCD-2	Demo	4/19/2017	4/8/2017	5/1/2017	TF	5/19/2017	6/15/2017	6/16/2017	Approved With Conditions
2017-0055	Yotel	227-235 NE 2 St	Downtown	T6-80-O	Multi-Family	5/4/2017	3/24/2017	3/27/2017	TF	6/4/2017	6/29/2017	6/29/2017	Approved with conditions
2017-0033	Santillano Enterprises	2425 SW 8 Street	Little Havana	T5-L	Non-Conf. Site Imp.	4/21/2017	3/6/2017	3/23/2017	FG	5/24/2017	7/12/2017	7/12/2017	Approved with conditions
2017-0053	3111 SW 22 Ave	3111 SW 22 Ave	Coconut Groove	T3-R/NCD-3	addition/demo	5/3/2017	2/21/2017	6/15/2017	ct	6/3/2017	7/12/2017	7/12/2017	Approved with conditions
2017-0059	Interior Remodel	3066 Carter St	NCD-2	T3-O	Air Conditioning Unit	5/15/2017	3/20/2017	N/A	TF	6/15/2017	7/12/2017	7/12/2017	Approved with conditions
2017-0054	2775 SW 33 Av	2775 SW 33 Av	Coral Way	T3-O	Addition	4/25/2017	2/24/2017	n/a	ct	7/12/2017	7/13/2017	7/28/2017	Approved with conditions



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2017-0057	Anne Cristine Residence	1872 S Bayshore Lane	coconut grove	T3-O/NCD-3	Addtion/demo	5/12/2017	2/28/2017	7/10/2017	CT	6/12/2017	7/12/2017	7/13/2017	Approved with conditions
2017-0056	HRLB Midtown	541 NW 33 Street	Wynwood/Edge water	T4-L	multifamily	5/25/2017	11/21/2016	NA	JK	6/24/2017	7/12/2017	7/13/2017	Approved with conditions
2017-0058	Reflections Apartment	1000 nw 7 Street	Little Havana	T6-8-O	multifamily	4/13/2017	12/1/2016	1/25/2017	JK	5/13/2017	7/12/2017	7/13/2017	Approved with conditions
2017-0034	Pearl Garden	2111-2113 NW 37th ST	Allapattah	T5-L	Multifamily	3/27/2017	10/13/2016	na	CT	4/27/2017	7/14/2017	7/19/2017	Approved with conditions
2017-0060	7111 Biscayne Blvd	7111 Biscayne Blvd	Upper Eastside	T5-O/T3-L	Site Improvement	4/27/2017	12/6/2016	N/A	TF	4/27/2017	7/18/2017	7/19/2017	Approved with Conditions
2017-0061	Triptych	31 NW 36 Street	Wynwood/Edgewater	T5-O	Commercial	5/17/2017	10/20/2016	N/A	JK	5/16/2016	7/18/2017	7/19/2017	Approved with Conditions
2017-0050	The Gateway at Wynwood	2916-2994 N Miami Av	wynwood	T5-o, T6-8-O, Nrd-1	Office	6/13/2017	12/20/2016	n/a	CT	7/13/2017	7/20/2017	7/21/2017	Approved with Conditions
2017-0051	Pemaca LLC Total	2721 SW 17 Ave	Coconut Grove	T3-R/NCD-3	Demolition	5/20/2017	6/9/2017	6/3/2017	DA	6/20/2017	7/20/2017	7/21/2017	Approved with conditions
2017-0062	New Mixed Use Bldg.	471 SW 8th Street	Little Havana	T6-8-O	Mixed Use	4/7/2017	11/15/2016	11/15/2016	FG	5/7/2017	7/24/2017	7/24/2017	Approved with conditions
2017-0063	The French American School	2609 NW 7 Street	Little Havana	T6-8-O/T4-R	School	6/21/2017	12/23/2016	1/27/2017	TF	7/21/2017	7/29/2017	7/31/2017	Approved with conditions
2017-0064	FPL Grapeland Substation	2731 SW 16 Ter	Coral Way	CI	Substation	6/23/2017	3/8/2017	NA	JK	7/23/2017	7/29/2017	7/31/2017	Approved with conditions
2016-0115	Flagler Apartments	1817 W. Flagler Street	Little Havana	T6-8-O	Multi-Family	7/27/2016	6/1/2016	7/1/2016	JK	8/27/2016	8/17/2017	8/18/2017	Approved with conditions
2017-0075	Wynwood Retail	261 NW 26 ST	Wynwood/Edge water	T5-O/ NRD-1	Commercial	2/23/2017	12/14/2016		JK	3/25/2017	8/17/2017	8/18/2017	Approved with conditions
2017-0073	3061 and 3063 SW 21 Ter	3061 and 3063 SW 21 Ter	CORAL WAY	T3-O	Roof Top Extension	7/8/2017	1/3/2017	n/a	CT	7/8/2017	8/22/2017	8/22/2017	Approved with conditions
2017-0074	2158-2166 SW 14 Terr	2158-2166 SW 14 Terr	Coral Way	T4-R	Parking Lot Addition	6/7/2017	5/4/2017	n/a	CT	7/7/2017	8/23/2017	8/24/2017	Approved with conditions
2016-0115	Flagler Apartments	1817 W. Flagler Street	Little Havana	T6-8-O	Multi-Family	7/27/2016	6/1/2016	7/1/2016	JK	8/27/2016	8/24/2017	8/24/2017	Approved with conditions
2017-0078	Cube	222 NW 24 ST	Wynwood	T5-O/NRD-1	parking reduction TOD	7/27/2017	6/21/2017		CT	8/27/2017	9/1/2017	9/1/2017	Approved with conditions
2017-0067	3446-3448 Day Ave	3446 DAY	Coconut Grove	T3-O / NCD-2	Demolition	7/24/2017	5/3/2017	7/28/2017	DA	8/25/2017	9/1/2017	9/1/2017	Approved with conditions
2017-0066	3442-3444 Day Avenue	3442 Day Avenue	Coconut Grove	T3-O / NCD-2	Demolition	7/24/2017	5/3/2017	7/28/2017	DA	8/25/2017	9/1/2017	9/1/2017	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
2017-0070	3462-3464 Day Ave	3462 DAY	Coconut Grove	T3-O / NCD-2	Demolition	7/24/2017	5/3/2017	7/28/20174	DA	8/25/2017	9/1/2017	9/15/2017	Approved with conditions
2017-0095	The Promenade at Lyric	101 NW 8 St	Overtown	T6-24A-O	Mixed Use	8/9/2017		8/8/2017	JK	9/8/2017	9/21/2017	9/21/2017	Approved with conditions
2017-0065	The Fairchild	3581 E Glencoe St - 1620 S Bayshore Ct	Coconut Grove	T4-R, T5-R /NCD-3	Demolition	6/16/2017	6/22/2017	7/1/2017	DA	7/22/2017	9/26/2017	9/26/2017	Approved with conditions
2017-0068	3452-3454 Day Ave	3452 DAY	Coconut Grove	T3-O / NCD-2	Demolition	7/24/2017	5/3/2017	7/28/20174	DA	8/25/2017	9/26/2017	9/26/2017	Approved with conditions
2017-0092	550 NW 51 Avenue	550 NW 51 Avenue	Flagami	T6-8-L	Site Improvement	1/7/2017	11/30/2017	n/a	TF	2/7/2017	9/26/2017	9/26/2017	Approved with conditions
2017-0093	5118 NW 7 Street	5118 NW 7 Street	Flagami	T6-8-L	Site Improvement	1/7/2017	11/30/2017	n/a	TF	2/7/2017	9/26/2017	9/26/2017	Approved with conditions
2017-0094	346 NW 35 ST	346 NW 35 ST	Wynwood/ Edgewater	T4-L	Multifamily	7/13/2017	5/23/2017	n/a	CT	8/13/2017	9/26/2017	9/26/2017	Approved with conditions
2017-0096	Eastside Apts	699 NE 83 Terr.	Upper Eastside	T5-R	multifamily	7/21/2017	2/16/2017	NA	JK	8/20/2017	9/26/2017	9/26/2017	Approved with conditions
2017-0097	Bridgeport Apt	2919 Bridgeport Ave	Coconut Grove	T3-R	Multifamily	7/18/2017	12/23/2016	N/A	CT	8/18/2017	9/26/2017	9/26/2017	Approved with conditions
2017-0098	2475 Lincoln Ave	2475 Lincoln Ave	Coconut Grove	T3-R	Demolition	7/18/2017	4/24/2017	9/5/2017	TF	8/18/2017	9/26/2017	9/26/2017	Approved with conditions
2017-0100	Bad Holding	5800 NW 2 Avenue	Little Haiti	T5-L	Commercial	7/19/2017	5/1/2017	n/a	TF/CT	8/19/2017	9/26/2017	9/26/2017	Approved with conditions
2017-0069	3456-3458 Day Ave	3452 DAY	Coconut Grove	T3-O / NCD-2	Demolition	7/24/2017	5/3/2017	7/28/20174	DA	8/25/2017	9/28/2017	9/28/2017	Approved with conditions
2017-0072	3364 Oak Av	3364 Oak Ave	Coconut Grove	T3-R / NCD-2	Demolition	8/22/2017	7/21/2017	8/1/2017	DA	9/22/2017	9/28/2017	9/28/2017	Approved with conditions
2017-0101	4160 Raynolds Ave	4160 Raynolds Ave	cocnut groove	T3-R/ NCD-3	Pool Setback Waiver	8/24/2017	7/21/2017	n/a	CT	n/a	9/24/2017	10/10/2017	Approve with Conditions
2017-0103	2000 Biscayne Blvd	2000 Biscayne Blvd	Wynwood/Edge water	T6-36B-O	Mixed Use	7/20/2017	12/15/2016	1/25/2017	JK	Joe	8/19/2017	10/10/2017	Approved with conditions
2017-0080	3159 Virginia Street	3159 Virginia Street	Coconut Grove	T3-O/ NCD-3	Demolition	9/2/2017	8/24/2017	9/25/2017	JT	10/2/2017	10/19/2017	10/20/2017	Approved with conditions
2017-0081	2832 Coconut Avenue	2832 Coconut Avenue	Coconut Grove	T4-R/ NCD-3	Demolition	9/2/2017	8/24/2017	9/25/2017	JT	10/2/2017	10/19/2017	10/20/2017	Approved with conditions
2017-0108	Park Ave	4010 Park Ave	Coconut Grove	T3-R/NCD-3	Natural preservation	9/21/2017	9/25/2017	N/A	JK/MR/JR	10/25/2017	10/25/2017	10/25/2017	Approved with conditions



CITY OF MIAMI OFFICE OF ZONING

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2017-0109	Flagler Ponce Development LLC	3631 W Flagler St	Flagami	T6-8-O	Dominant Setback	9/20/2017	8/15/2017	N/A	ct	10/20/2017	10/25/2017	10/26/2017	Approved with conditions
2017-0113	Set Grove	3220 Matilda Street	Coconut Grove	T3-o/ Ncd-3	Stair Extension	9/28/2017	5/11/2017	n/a	CT	10/28/2017	11/2/2017	11/2/2017	Approved with conditions
2017-0102	Palmetto House	3585 Palmetto Ave	cocnut groove	ncd-3/ t3-r	Demolition	8/15/2017	6/13/2017	10/2/2017	CT	9/15/2017	11/1/2017	11/2/2017	Approved with conditions
2017-0105	Casa Grove Apartments	2900 SW 28 Lane		T6-8-0	Multi-Family	5/12/2017	10/6/2016		TF	6/12/2017	11/2/2017	11/3/2017	Approved With Conditions
2017-0106	200 NW 55 Court	200 NW 55 Court	FLAGAMI	T3-O	Legalization	9/1/2017	5/2/2017	N/A	TF	10/1/2017	11/2/2017	11/3/2017	Approved With Conditions
2017-0118	2931 Bridgeport Av	2931 Bridgeport Av	cocnut groove	ncd-3/ t3-r	Roof Extension	9/28/2017	8/24/2017		ct	N/A	10/28/2017	11/15/2017	Approved With Conditions
2017-0077	Valentina Navas	2755 SW 22 Ave	Coconut Grove		Demolition	6/22/2017	2/8/2017		TF	7/22/2017	11/17/2017	11/17/2017	Approved With Conditions
2017-0079	Bayshore Demolition	2301 S Bayshore Drive	Coconut Grove	T3-R / NCD-3	Demolition	9/18/2017	7/31/2017	8/30/2017	JT	10/18/2017	11/17/2017	11/17/2017	Approved With Conditions
2017-0082	3000 Elizabeth St	3000 Elizabeth St	Coconut Grove	T4-L/NCD-2	Demolition	8/11/2017	4/13/2017	6/7/2017	JT	11/11/2017	11/17/2017	11/17/2017	Approved With Conditions
2017-0123	3230 Total Demo	3230 Crystal Ct	Coconut Grove	T3-R / NCD-3	Demolition	10/6/2017	8/1/2017	11/21/2017	MGD/JT	11/6/2017	11/22/2017	11/22/2017	Approved With Conditions
2017-0091	Hilmar Demo	3470 Poinciana Ave	Coconut Grove	T3-R / NCD-3	Demolition	10/17/2017	8/7/2017	9/5/2017	JT/MGD	11/17/2017	11/30/2017	11/30/2017	Approved With Conditions
2017-0121	Clima Outdoor	285 NW 36 Street	wynwood/Edge water	T5-O	Retail	8/7/2017	3/8/2017	NA	JK	9/6/2017	11/30/2017	11/30/2017	Approved With Conditions
2017-0112	4150 Woodbridge	4150 Woodbridge	Coconut Grove	T3-R/NCD-3	Demolition	11/11/2017	10/19/2017	11/22/2017	JT	12/1/2017	12/6/2017	12/7/2017	Approved with Conditions
2017-0120	Garage Addition	3505 Main Lodge Dr	cocnut groove	T3-R/NCD-3	Additin	10/10/2017	5/4/2017	n/a	CT	11/10/2017	12/6/2017	12/7/2017	Approved with Conditions
2017-0125	Vizi	1601 S Miami Av	Downtown/Brick ell	T3-R	Single Family	10/4/2017	4/13/2017	NA	JK	11/3/2017	12/6/2017	12/7/2017	Approved with Conditions
2017-0127	24th & 17th Ave Venture LLC	2401 NW 17 Av	Allapattah	T6-8-O	Commercial	10/19/2017	2/15/2017	NA	JK	11/18/2017	12/6/2017	12/7/2017	Approved with Conditions
2017-0127	24th & 17th Ave Venture LLC	2401 NW 17 Av	Allapattah	T6-8-O	Commercial	10/19/2017	2/15/2017	NA	JK	11/18/2017	12/6/2017	12/7/2017	Approved with Conditions
2017-0128	New Surface Parking Lot	1548 NW 26 St	ALLAPATTAH	T4-L	Parking	10/19/2017		NA	JK	11/18/2017	12/6/2017	12/7/2017	Approved with Conditions



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