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
2018-0088	3567 Avocado Ave	3567 Avocado Ave	COCONUT GROVE	T3-R	Demolition	7/3/2018	5/17/2018	6/21/2018	YV	8/2/2018	1/7/2019	1/8/2019	Approved with conditions
2018-0131	The Moorings	3833 N. Moorings Court	COCONUT GROVE	T3-R / NCD-3	Demolition	9/13/2018	6/4/2018	9/11/2018	KM	10/13/2018	1/7/2019	1/7/2019	Approved with conditions
2018-0141	3778 Pine Avenue	3778 Pine Avenue	COCONUT GROVE	T3-R / NCD-3	DEMOLITION	10/22/2018	9/10/2018		YV	11/21/2018	1/7/2019	1/8/2019	Approved with conditions
PZ-18-132	3834 EL PRADO BOULEVARD	3834 EL PRADO BOULEVARD	COCONUT GROVE	T3-R/NCD-3	DEMOLITION	11/21/2018	10/12/2018	11/2/2018	KM	12/21/2018	1/7/2019	1/8/2019	Approved with conditons
PZ-18-180	3295 Charles Ave	3295 Charles Ave	COCONUT GROVE	T3-R/NCD-2	DEMOLITION	11/14/2018	10/15/2018	11/26/2018	YV	12/14/2018	1/7/2019	1/8/2019	Approved with conditons
PZ-18-231	3130 Elizabeth St	3130 Elizabeth St	COCONUT GROVE	T3-O/NCD-2	DEMOLITION	11/14/2018	10/31/2018	12/11/2018	YV	12/14/2018	1/7/2018	1/8/2019	Approved with conditons
PZ-18-161	2930 BRICKELL AVE	2930 BRICKELL AVE	COCONUT GROVE	T3-R/NCD-3	DEMOLITION	12/4/2018	10/18/2018	11/2/2018	KM	12/4/2018	1/9/2019	1/10/2019	Approved with conditons
2018-0191	7 St Apts	985 SW 7 St	Little Havana	T5-L	Mixed use	9/12/2018	3/8/2018	N/A	JK	10/12/2018	1/10/2019	1/11/2019	Approved with conditons
2018-0192	Smart Brickell	229-239 SW 9 Street	Downtown/Brickell	T6-24A-O	Mixed Use	10/11/2018	7/18/2017	1/5/2018	**JK**	11/10/2018	1/10/2019	1/11/2019	Approved with conditons
2018-0106	Pizza Hut	2101 NW 17 Ave	COCONUT GROVE	T3-O / NCD-3	Alterations	3/22/2018	3/21/2018		CT/TAF	4/21/2018	1/16/2019	1/18/2019	Approved with conditons
2018-0128	Decker on Utopia	3910 Utopia Ct	COCONUT GROVE	3-R / NCD	Demo	8/30/2018	8/17/2018	8/28/2018	**YV**	10/1/2018	1/25/2019	1/28/2019	Approved with conditons
PZ-18-212	3656 DOUGLAS ROAD	56 DOUGLAS RO	COCONUT GROVE	3-R/NCD-	DEMOLITION	12/19/2018	10/19/2018	12/26/2018	KM	1/19/2018	1/25/2019	1/28/2019	Approved with conditons
2019-0001	365 sw 31st	365 sw 31st	Little Havana	T3-R	10% Reduction	12/18/2018	9/13/2018	N/A	**JT**	1/18/2019	1/25/2019	1/28/2019	Approved with conditons
2018-0193	147 NW 59 St	147 NW 59 St	Little Haiti	T5-R	Front Access	12/18/2018	6/12/2018	N/A	KM	1/18/2019	1/25/2019	1/28/2019	Approved with conditons
2018-0189	3674 ROYAL PALM AVE	3674 ROYAL PALM AVE	COCONUT GROVE	T3-R/NCD-3	DEMO/ADDITION	12/28/2018	8/30/2018	12/17/2018	KM	1/28/2019	3/6/2019	3/8/2019	Approved with conditons
2019-0004	M3811 Shipping Ave	3811 Shipping Ave	Coral Way	T6-12-O	Multi-Family	12/31/2018	6/29/2018	10/12/2018	JK	1/30/2018	3/15/2019	3/15/2019	Approved with conditions
2018-0200	Infante	227 NW 17 Av	Little Hanvana	T5-L	Waiver	Dec-20-2018	8/17/2018		**SR**	1/21/2019	1/30/2019	3/18/2019	Approved with conditions
2018-0039	3633 DAY AVE	3633 DAY AVE	COCONUT GROVE	T3-O/NCD-2	DEMO	1/9/2019	12/10/2018	12/18/2018	**KM**	2/9/2019	4/1/2019	4/1/2019	Approved with conditions
2018-0187	3095 CARTER STREET	3095 CARTER STREET	COCONUT GROVE	T3-O/ NCD-2	Partial Demo	12/24/2028	7/9/2018	1/10/2019	**JT**	1/24/2019	4/1/2019	4/3/2019	Approved with conditions
2018-0197	Sun Trust Bank	1430-1490 NW 20 Street	ALLAPATTAH	T6-8-O	Frontage at Front Setback and Non-conforming Site	1/31/2019	9/25/2018	N/A	KM	3/2/2019	4/8/2019	4/8/2019	Approved with conditions

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
2018-0201	Biscayne Development	3047 Biscayne	Wyndwood-Edgewater	T6-36-O	Mixed-use hotel, office, and commercial	1/23/2019	10/19/2018		CT/SR	2/25/2019	3/19/2019	4/9/2019	Approved with conditions
0	115 sw 8 street	115 SW 8 Street	0	0	0	1/0/1900	4/27/2018	1/0/1900	**SR**	2/17/2019	4/12/2019	4/12/2019	Approved with conditions
2018-0108	0	2201-2229 NW 1 CT	Wyndwood-Edgewater	T5-O / NRD-1	Outdoor seating	1/0/1900	7/20/2018	1/0/1900	**YV**	1/0/1900	1/0/1900	1/0/1900	Approved with conditions
2018-0189	3674 ROYAL PALM AVE	3674 ROYAL PALM AVE	COCONUT GROVE	T3-R/NCD-3	DEMO/ADDITION	12/28/2018	8/30/2018	12/17/2018	**KM**	1/28/2019	3/6/2019	3/8/2019	Approved with conditions
2018-0198	TANIN DUPLEX 1371	1369-1371 SW 22 TER	LITTLE HAVANA	T3-O	HEIGHT	2/11/2019	7/20/2018	12/13/2018	**KM**	3/11/2019	4/23/2019	4/23/2019	Approved with conditions
2018-0199	TANIN DUPLEX 1375	1375-1377 SW 22 TER	LITTLE HAVANA	T3-O	HEIGHT	2/11/2019	7/20/2018	12/13/2018	KM	3/11/2019	4/23/2019	4/23/2019	Approved with conditions
PZ-18-429	3545 Grand Ave.	3545 Grand Ave.	COCONUT GROVE	T5-O / NCD-2	DEMOLITION	2/14/2019	1/3/2019	N/A	YV	3/15/2019	5/6/2019	5/6/2019	Approved with conditions
PZ-18-430	3428 Grand Ave.	3428 Grand Ave.	COCONUT GROVE	T5-O / NCD-2	DEMOLITION	2/13/2019	1/3/2019	N/A	YV	3/15/2019	5/6/2019	5/6/2019	Approved with conditions
PZ-18-277	55 Samana Dr.	55 Samana Dr.	COCONUT GROVE	T3-R / NCD-3	DEMOLITION	2/20/2019	11/19/2018	N/A	YV	3/22/2019	5/6/2019	5/6/2019	Approved with conditions
PZ-18-381	2492 Lincoln Ave.	2492 Lincoln Ave.	COCONUT GROVE	T3-R / NCD-3	DEMOLITION	2/5/2019	11/30/2018	N/A	YV	3/7/2019	5/6/2019	5/6/2019	Approved with conditions
PZ-19-732	3962 Park Ave.	3962 Park Ave.	COCONUT GROVE	T3-R / NCD-3	DEMOLITION	3/5/2019	N/A	N/A	YV	4/4/2019	5/6/2019	5/6/2019	Approved with conditions
PZ-18-138	3235 PERCIVAL AVE	3235 PERCIVAL AVE	COCONUT GROVE	T3-O/NCD-2	DEMOLITION	2/9/2019	10/12/2018	11/6/2018	KM	3/9/2019	5/13/2019	5/14/2019	Approved with conditions
PZ-18-328	3860 Stewart Ave.	3860 Stewart Ave.	COCONUT GROVE	T3-R / NCD-3	Partial demolition	4/8/2019	11/19/2018	N/A	YV	5/8/2019	5/20/2019	5/20/2019	Approved with conditions
PZ-18-467	3595 BATTERSEA ROAD	3595 BATTERSEA ROAD	COCONUT GROVE	T3-R / NCD-3	DEMOLITION	4/10/2019	1/17/2019	1/17/2019	KM	5/10/2019	5/20/2019	5/20/2019	Approved with conditions
PZ-18-465	3575 Battersea Rd.	3575 Battersea Rd.	COCONUT GROVE	T3-R / NCD-3	Partial demolition	3/22/2019	2/5/2019	N/A	YV	4/22/2019	5/21/2019	5/21/2019	Approved with conditions
2018-0169	3149 Hibiscus Street	3149 Hibiscus Street	COCONUT GROVE	T3-O	Height & Demo	2/1/2019	9/17/2018	11/2/2018	YV	3/1/2019	5/23/2019	5/23/2019	Approved with conditions
2019-0010	1651 NW 3 ST	1651 NW 3 ST	Little Havana	T5-L	Front Access / 10% Parking / 10% parking Layer	2/14/2019	3/6/2018	~~8/14/2018~~	JT	3/14/2019	5/28/2019	5/28/2019	Approved with conditions
PZ-18-143	3540 Oak Ave.	3540 Oak Ave.	COCONUT GROVE	T3-R / NCD-2	DEMOLITION	2/5/2019	9/18/2018	N/A	YV	3/5/2019	5/28/2019	5/28/2019	Approved with conditions
PZ-18-316	3731 NW 20th Ave.	3731 NW 20th Ave.	ALLAPATTAH	T5-L	Principal entrance	2/8/2019	11/5/2018	N/A	**YV**	3/8/2019	5/28/2019	5/28/2019	Approved with conditions
2019-0009	2901 Bridgeport Avenue	2901 Bridgeport Avenue	COCONUT GROVE	T5-O/NCD-3	Site Improvement	3/12/2019	9/12/2018	N/A	JT	4/12/2019	6/3/2019	6/3/2019	Approved with conditions
2019-0002	Jungle Book	1000 nw 9 Ct.	Overtown	T3-R	Non-conformity, Natural Preservation	1/3/2019	9/26/2018	N/A	JT	2/3/2019	6/4/2019	6/4/2019	Approved with conditions
2019-0001	Trinisuites Calle Ocho	2500 SW 8th St.	Little Havana	T6-8-O	Dominant setback	11/2/2018	3/16/2018	N/A	**YV**	12/2/2018	6/5/2019	6/5/2019	Approved with conditions
PZ-19-1959	3775 STEWART AVE	775 STEWART AV	COCONUT GROVE	T3-R/NCD-	DEMOLITION	5/7/2019	2/15/2019	2/19/2019	KM	6/7/2019	6/10/2019	6/10/2019	Approved with conditions
PZ-18-109	Demolition - 3019 Aviatio	3019 Aviation Ave	COCONUT GROVE	T3-R/NCD-	DEMOLITION	2/8/2019	10/16/2018	2/24/2019	SR	3/8/2019	6/10/2019	6/10/2019	Approved with conditions
PZ-18-593	3307 Devon Court	3307 Devon Court	COCONUT GROVE	T3-R/NCD-	Partial Demo / Encroachment	4/1/2019	12/27/2018	3/8/2019	SR	5/1/2019	6/12/2019	6/12/2019	Approved with conditions

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
PZ-18-372	1794 SW 9th St.	1794 SW 9th St.	CORAL WAY	T3-O	Height extension	2/21/2019	11/25/2018	N/A	YV	5/20/2019	6/18/2019	7/3/2019	Approved with conditions
PZ-19-2384	2990 Emathla St.	2990 Emathla St.	COCONUT GROVE	T3-R/NCD-3	Partial demolition	4/19/2019	3/15/2019	6/12/2019	YV	3/21/2019	6/18/2019	7/3/2019	Approved with conditions
2019-0011	400 Biscayne Blvd	400 Biscayne Blvd	Downtown/Brickell	T6-80-O	Mixed Use	12/28/2018	9/29/2017	1/29/2019	JK	1/27/2019	6/25/2019	6/25/2019	Approved with conditions
PZ-18-124	McDonald's - 7215 SW 8 St.	7215 SW 8 St.	FLAGAMI	T6-8-O	Non-Conforming Site Improvement	4/17/2019	10/15/2018	N/A	JT	5/17/2019	6/25/2018	6/25/2018	Approved with conditions
2018-0190	Ten Hotel	1931 SW 3rd St.	Little Havana	T4-R	Setbacks	11/16/2018	8/10/2018	12/4/2018	**YV**	12/16/2018	6/24/2019	6/25/2019	Approved with conditions
2019-0005	3981 Wood Ave	3981 Wood Ave	COCONUT GROVE	T3-R/NCD-3	Demolition	4/19/2019	12/28/2017	5/20/2019	**YV**	6/28/2019	6/28/2019	7/13/2019	Approved with conditions
PZ-18-380	l Demolition - 3081 Mar	3081 Mary St.	COCONUT GROVE	3-O/NCD-	DEMOLITION	5/23/2019	11/30/2018	12/18/2018	SR	6/23/2019	6/28/2019	6/28/2019	Approved with conditions
2018-0140	3374 sw 29 street	3374 sw 29 street	Coral Way	T3-O	0.1	5/10/2019	7/20/2018	N/A	YV	6/10/2019	7/1/2019	7/2/2019	Approved with conditions
2019-0007	3061 ELIZABETH STREET	3001 ELIZABETH STREET	COCONUT GROVE	T3-O/NCD-3	DEMOLITION	5/29/2019	9/10/2018	5/2/2019	KM	6/29/2019	7/3/2019	7/3/2019	Approved with conditions; hold harmless provided
2018-0031	702 SW 1 Street	702 SW 1 Street	Little Havanna	T6-12-O	Mixed Use	4/24/2019	2/9/2018	N/A	KM	5/24/2019	7/3/2019	7/3/2019	Approved with conditions; hold harmless provided
2019-0014	Residence Inn Brickell	1741 SW 2 AVE	DOWNTOWN-BRICKELL	T6-8-O	Aisle Width, Lot Coverage, Vehicular Entry	6/12/2019	8/10/2018	N/A	KM	7/12/2019	7/19/2019	7/19/2019	Approved with conditions; hold harmless provided
PZ-19-1983	2551 Tigertail Ave.	2551 Tigertail Ave	COCONUT GROVE	T3-R / NCD-3	Partial demolition	5/24/2019	2/15/2019	5/28/2019	YV	6/24/2019	7/22/2019	7/22/2019	Approved with conditions
PZ-19-677	2451 Tigertail Ave.	2451 Tigertail Ave	COCONUT GROVE	T3-R / NCD-3	Partial demolition	6/12/2019	5/31/2019	6/14/2019	YV	7/12/2019	7/22/2019	7/22/2019	Approved with conditions
PZ-19-897	1677 Onaway Dr.	1677 Onaway Dr.	COCONUT GROVE	T3-R / NCD-3	Demolition	6/17/2019	12/8/2018	6/25/2019	YV	7/17/2019	7/22/2019	7/22/2019	Approved with conditions
PZ-18-589	3673 SW 25th St.	3673 SW 25th St.	CORAL WAY	T3-O	Non-Conforming Site Improvement	2/15/2019	10/23/2018	N/A	YV	3/18/2019	7/24/2019	7/25/2019	Approved with conditions
PZ-18-379	3075 Mary St.	3075 Mary St.	COCONUT GROVE	T3-O / NCD-3	Demolition	5/14/2019	9/19/2018	6/17/2019	YV	7/24/2019	7/25/2019	7/25/2019	Approved with conditions
PZ-18-374	622 NE 80th St.	622 NE 80th St.	Upper Eastside	T6-8-O	10% reductions	3/28/2019	3/4/2019	N/A	YV	4/29/2019	8/1/2019	8/1/2019	Approved with conditions
2019-0012	3801 NMA, LLc.	3801-3819 N. Miami Ave.	Wyndwood-Edgewater	T6-12-O	Commercial	5/6/2019	6/4/2018	N/A	SR	6/7/2019	8/2/2019	8/2/2019	Approved with conditions
PZ-18-125	1369 N. Venetain Way	1369 N. Venetain Way	Downtown-Brickell	T3-R	Height extension	5/16/2019	10/23/2018	N/A	JT	6/16/2019	8/5/2019	8/21/2019	Approved with conditions
PZ-19-2335	3117 Indiana St.	3117 Indiana St.	COCONUT GROVE	T3-R / NCD-2	Demolition	7/3/2019	3/19/2019	6/17/2019	YV	8/2/2019	8/19/2019	8/21/2019	Approved with conditons
PZ-19-2703	51 NE 59 Terrace	51 NE 59 Terrace	Little Haiti	T3-O	10% reductions	6/17/2019	4/18/2019	N/A	JT	5/18/2019	8/19/2019	8/21/2019	Approved with conditons
PZ-19-2339	3112 McDonald St.	3112 McDonald St.	COCONUT GROVE	T3-O / NCD-2	Demolition	7/9/2019	3/19/2019	6/17/2019	YV	8/8/2019	8/26/2019	8/26/2019	Approved with conditions
PZ-19-1931	Pulley's house	5821 SW 3rd St.	FLAGAMI	T3-R	10% reductions	5/9/2019	3/19/2019	N/A	YV	6/10/2019	8/26/2019	8/26/2019	Approved with conditions
PZ-19-2736	Total Demolition - 4065 Bonita Ave	4065 Bonita Ave	COCONUT GROVE	T3-R / NCD-3	Demolition	7/18/2019	4/26/2019	N/A	SR	8/19/2019	8/26/2019	8/26/2019	Approved with conditions
PZ-19-3411	Total Demolition - 3180 Ohio Street	3180 Ohio Street	COCONUT GROVE	T3-O / NCD-2	DEMOLITION	7/26/2019	6/18/2019	N/A	KM	8/26/2019	8/26/2019	8/26/2019	Approved with conditions

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
PZ-19-2505	Partial Demolition - 2215 Tequesta Lane	2215 Tequesta Lane	COCONUT GROVE	T3-R/NCD-3	Partial Demolition	7/17/2019	4/5/2019	N/A	KM	8/17/2019	8/26/2019	8/26/2019	Approved with conditions
PZ-18-203	Total Demolition - 3525 Poiciana Ave	3525 Poinciana Ave	COCONUT GROVE	T3-R/NCD-3	DEMOLITION	7/19/2019	11/21/2018	N/A	KM	8/19/2019	8/26/2019	8/26/2019	Approved with conditons
PZ-19-3833	2850 SW 36 Ave	2850 SW 36 Ave	CORAL WAY	T3-O	Non-Conforming Site Improvement	7/24/2019	7/22/2019	N/A	KM	8/24/2019	8/26/2019	8/26/2019	Approved with conditions
PZ-19-2696	3910 Utopia Ct Setbacks	3910 Utopia Ct	COCONUT GROVE	T3-R/NCD-3	Preservation of Natu	6/19/2019	4/30/2019	N/A	SR	7/19/2019	8/27/2019	8/27/2019	Approved with conditions
PZ-18-224	Ledezma Residence	1125 Belle Meade Island Dr.	Upper Eastside	T3-R	Single Family Residence	5/22/2019	10/23/2018	NA	JK	5/21/2019	9/3/2019	9/3/2019	Approved with conditions
2019-0017	328 NW 33 ST	328 NW 33 ST	WYNWOOD-EDGEWATER	T3-O	ADDITION	7/24/2019	8/30/2018	N/A	JT	8/24/2019	9/5/2019	9/5/2019	Approved with conditions
PZ-19-2507	Moxy Wynwood	255 NW 25 St.	Wyndwood-Edgewater	T5-O	Mixed Use	7/30/2019	4/2/2019	NA	JK	8/29/2019	9/16/2019	9/16/2019	Approved with conditions
PZ-19-3459	1790 Fairhaven Pl.	1790 Fairhaven Pl.	COCONUT GROVE	T3-R/NCD-3	Partial Demolition	8/10/2019	5/8/2019	8/2/2019	YV	9/9/2019	9/23/2019	9/23/2019	Approved with conditions
PZ-19-2394	5445/5447 NW 5 CT	5445/5447 NW 5 CT	Little Haiti	T3-O	Natural Features Waiver	7/17/2019	3/27/2019	NA	JT	8/17/2019	9/26/2019	9/26/2019	Approved with conditions
PZ-18-167	3595 BATTERSEA ROAD	3595 BATTERSEA ROAD	T3-R / NCD-3	Site improveme	43592	10/4/2018	N/A	YV	6/7/2019	9/30/2019	9/30/2019	10/14/2019	Approved with conditions
2018-0195	Harvey Residence	3580 Rockerman Road	COCONUT GROVE	T3-R/NCD-3	SETBACKS AND DEMO	1/31/2019	9/25/2018	KM	N/A	3/2/2019	10/4/2019	10/4/2019	Approved with conditions. No holdharmless provided.
2019-0008	3240 DAY AVE	3240 DAY AVE	COCONUT GROVE	T3-O/NCD-2	DEMOLITION	7/3/2019	9/10/2018	5/30/2019	KM	8/3/2019	10/7/2019	10/7/2019	Approved with conditions. No holdharmless provided.
PZ-19-817	3081 Mary St.	3081 Mary St.	COCONUT GROVE	T3-O / NCD-3	Extension of height	7/18/2019	9/19/2018	N/A	YV	8/18/2019	10/15/2019	10/15/2019	Approved with conditions
PZ-19-3171	Partial Demolition - 3421 N Moorings Way	3421 N Moorings Way	COCONUT GROVE	T3-R / NCD-3	Partial demolition	8/24/2019	7/9/2019	7/22/2019	SR	9/25/2019	10/15/2019	10/15/2019	Approved with conditions
PZ-18-354	Total Demolition - 3515 Poinciana Avenue	3515 Poinciana Avenue	COCONUT GROVE	T3-R/NCD-3	DEMOLITION	8/13/2019	11/21/2018	11/26/2018	KM	9/13/2019	10/15/209	10/15/2019	Approved with conditions
PZ-19-731	1816 SW 23 St	1816 SW 23 St	CORAL WAY	T3-R	Relaxation of Setbacks to	6/13/2019	1/17/2019	N/A	SR	7/14/2019	10/16/2019	10/16/2019	Approved with conditions
PZ-19-2299	Total demolition- 4115 Park Ave	4115 Park Ave	COCONUT GROVE	3-R / NCD-	otal Demolitior	7/25/2019	3/25/2019	5/29/2019	SR	8/26/2019	11/5/2019	11/5/2019	Approved with conditions
PZ-19-2675	1824 & 1830 NW 1 St. and	1824 & 1830 NW 1 St. and 1837 NW Flagler Terrace	Marlins Park	T4-R	entrance / 10% Reduction of	8/22/2019	4/16/2019	NA	JT	9/22/2019	11/7/2019	11/7/2019	Approved with conditions
PZ-19-2905	V 12 St.- Laundry Room	2105 SW 12 St.	CORAL WAY	T3-R	Enlarging of a non	7/10/2019	5/2/2019	NA	JT	8/10/2019	11/8/2019	11/8/2019	Approved with conditions
PZ-19-3169	Total Demolition - 4041 SW 42 AVE	4041 SW 42 AVE	COCONUT GROVE	T3-R	DEMOLITION	10/3/2019	5/30/2019	6/11/2019	**KM**	11/3/2019	11/12/2019	11/12/2019	Approved with conditions
PZ-19-2906	Partial Demolition - 2740 Kirk Street	2740 KIRK STREET	COCONUT GROVE	T3-R	PARTIAL DEMOLITION	9/20/2019	6/25/2019	7/9/2019	KM	10/20/2019	11/12/2019	11/12/2019	Approved with conditions
PZ-18-536	888 Brickell Plaza	888 SE Brickell Pl	Downtown-Brickell	T6-48B-O	Office/Retail	7/3/2019	12/17/2018	4/17/2019	JK	8/2/2019	11/13/2019	11/13/2019	Approved with conditions
PZ-19-3669	T - SINGLE FAMILY RESIDEN	1901 SW 36 CT	CORAL WAY	T3-R/NCD-1	ngle Family Resider	8/20/2019	8/7/2019	43684	KM	9/20/2019	11/18/2019	11/18/2019	Approved with conditions
PZ-19-2138	2734NW1	2734 NW 1 Av	Wynwood-Edgewater	T5-O/ NRD-1	Mixed Use	9/27/2019	3/11/2019	**NA**	**JK**	10/27/2019	11/5/2019	11/18/2019	Approved with conditions
PZ-19-874	20/2922 SW 33 CT Dupl	920/2922 SW 33 C	CORAL WAY	T3-O	mily Hheight Ex	8/7/2019	7/31/2019	NA	JT	9/7/2019	11/20/2019	11/20/2019	Approved with conditions

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
PZ-19-875	3331/3333 SW 29 TER	920/2922 SW 33 C	CORAL WAY	T3-O	amily Height Ext	8/7/2019	1/24/2019	NA	JT	9/7/2019	11/21/2019	11/21/2019	Approved with conditions
PZ-19-3215	WYNWOOD 27	NW 26 ST & 130,1	Wynwood-Edgewater	T5-L/NRD-	Mixed Use	8/9/2019	6/3/2019	6/4/2019	KM	9/9/2019	11/22/2019	11/22/2019	Approved with conditions
PZ-19-3209	1712 SW 10 ST	1712 SW 10 ST	CORAL WAY	T3-R	MECHANICAL ENCROACH,	9/30/2019	6/25/2019	6/25/2019	KM	10/30/2019	11/22/2019	11/22/2019	Approved with conditions
PZ-19-3102	900 SW 2nd Ave.	900 SW 2nd Ave.	Downtown-Brickell	T6-24A-O	Reductions	8/7/2019	5/6/2019	N/A	YV	9/7/2019	11/22/2019	11/23/2019	Approved with conditions
PZ-19-4626	NATURAL FEATURES - 2138 NW 26 ST	2138 NW 26 ST	ALLAPATTAH	T3-0	Natural Features Waiver	10/9/2019	10/8/2019	10/8/2019	KM	11/9/2019	11/25/2019	11/25/2019	Approved with conditions
PZ-19-635	Downtown 5th	53 NE 5 St	Downtown-Brickell	T6-80-O	Mixed Use	8/29/2019	4/9/2019	4/9/2019	JK	11/28/2018	12/4/2019	12/4/2019	Approved with conditions
PZ-19-4048	Biscayne Development	8047 Biscayne Blv	Wynwood-Edgewater	T6-36A-O	Mixed Use	9/23/2019	8/5/2019	N/A	SR	10/24/2019	12/6/2019	12/6/2019	Approved with conditions
PZ-19-4065	3605 Battersea Road Demo	3605 Battersea Road	COCONUT GROVE	T3-R/NCD-3	DEMOLITION	8/23/2019	8/5/2019	11/20/2019	GDC	9/23/2019	12/10/2019	12/10/2019	Approved with conditions
PZ-19-4363	1821 Epanola Drive Partial Demo	1821 Epanola Drive	COCONUT GROVE	T3-R/NCD-3	Partial Demolition	11/8/2019	9/4/2019	10/22/2019	GDC	12/8/2019	12/10/2019	12/10/2019	Approved with conditions
PZ-18-509	Day Avenue Apartments	2701 Day Ave.	COCONUT GROVE	T5-0/NCD-3	Multifamily	8/1/2019	1/8/2019	NA	JK	8/30/2019	12/11/2019	12/12/2019	Approved with conditions
PZ-19-2140	16 Allapattah	1625 NW 20th St.	ALLAPATTAH	T6-8-O	Mixed Use	9/23/2019	6/6/2019	N/A	YV	9/23/2019	12/16/2019	12/16/2019	Approved with conditions
2019-0021	Platform 3750	3750 S. Dixie	COCONUT GROVE	T6-8-O/ T5-O	Mixed Use	10/9/2019	1/12/2018	5/23/2016	JK	11/9/2019	12/18/2019	12/18/2019	Approved with conditions
PZ-19-3700	Wendy's-2370 SW 8 Street	2370 SW 8 ST	LITTLE HAVANA	T6-8-O	Food Service Establishment	9/23/2019	7/10/2019	8/7/201	KM	10/23/2019	12/12/2019	12/18/2019	Approved with condiitons
PZ-19-3008	al Demolition-4180 SW 37 Ave	4180 SW 37 AVE	COCONUT GROVE	T3-R/NCD-3	DEMOLITION	11/14/2019	5/16/2019	5/20/2019	KM	12/14/2019	12/18/2019	12/18/2019	Approved with condiitons
2019-0021	Platform 3750	3750 S. Dixie	COCONUT GROVE	T6-8-O/ T5-(	Mixed Use	10/9/2019	1/12/2018	5/23/2016	**JK**	11/9/2019	12/18/2019	12/18/2019	Approved with condiitons
PZ-19-2977	al Demolition-3187 Hibiscus St	3187 Hibiscus Street	COCONUT GROVE	T3-O/NCD-2	Total Demolition	11/14/2019	5/16/2019	6/21/2019	SR	12/14/2019	12/19/2019	1/3/2020	Approved with condiitons
PZ-19-2957	Duplex 1701/1703	1701 SW 4th Ave.	LITTLE HAVANA	T3-O	Height extension	9/20/2019	5/7/2019	N/A	YV	10/20/2019	12/27/2019	12/27/2019	Approved with condiitons
PZ-19-2678	Venetian I	1353 N. Venetian Way	Downtown-Brickell	T3-R	Height extension	11/20/2019	8/20/2019	N/A	JT	12/20/2019	12/27/2019	12/27/2019	Approved with condiitons
PZ-19-2688	Venetian II	1359 N. Venetian Way	Downtown-Brickell	T3-R	Height extension	11/14/2019	8/20/2019	N/A	JT	12/20/2019	12/27/2019	12/27/2019	Approved with condiitons
PZ-19-4480	Total Demolition -3540 PALMETTO AV	3540 PALMETTO AV	COCONUT GROVE	T3-R/NCD-3	Demolition	10/30/2019	8/29/2019	11/21/2019	**GDC**	11/30/2019	12/27/2019	12/27/2019	Approved with condiitons
2019-0022	Wynwood Atrium	136 NW 26 Street	Wyndwood-Edgewater	T5-L/NRD-1	Lodging and commercial	10/9/2019	9/24/2018	11/7/2018	SR	11//10/2019	1/13/2020	1/13/2020	Approved with condiitons
2019-0023	The Edgewater Hotel	410 NE 35 Terrace	Wynwood-Edgewater	6A-O/ T6-3	Mixed Use	11/9/2019	6/24/2018	4/9/2019	JK	12/9/2019	1/15/2020	1/15/2020	Approved with condiitons
													1/15/2020

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

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

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

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