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November 1, 2024

City of Miami

Kenneth Kalmis
City of Miami Historic Preservation Officer
444 SW 2nd Avenue, 3rd Floor
Miami, FL 33130

Re: Letter of Intent for Special Certificate of Appropriateness for Historic Property at 67 NE 44 Street, Miami, FL

Dear Mr. Kalmis,

I am writing to submit the Letter of Intent for the proposed alterations and partial demolition at 67 NE 44 Street, Miami, FL in the Palm Grove Historic District, as required under the City of Miami's Historic Preservation regulations. This letter outlines the full scope of the work, compliance with relevant City Codes and Historic Preservation Guidelines, and the impact of the proposed actions on the historic and architectural integrity of the property and the district.

1. Scope of Work

The scope of work for the project involves the following:

- **Demolition:** We propose to carefully demolish a large portion of the house, as presented in our Pre-Application Meeting to HEP. The demolition will be executed in a manner that preserves the integrity of the remaining historic elements.
- **Remodel:** The remodel will be executed with the intention of modernizing the interior while maintaining the historic exterior, as well as adding a second story. Key elements of the remodel include additional square footage to the home and modernization. We intend to collaborate closely with City of Miami Historic Preservation Board to ensure that the work is in line with the historic character of the property.
- **Landscaping and Hardscaping:** The enhancement to the landscape and hardscape will be done in accordance with the requirements of the City, as well as upgrades to the back side of the home and the addition of a pool.

2. Conformance with District Context and Character

The proposed alterations are designed to be fully compatible with the existing architectural style of the structure and the broader character of the Palm Grove Historic District. The following factors have been considered:

- **Placement and Massing:** The massing and placement of the proposed alterations are consistent with the historic proportions and spatial relationships of the surrounding properties within the district.
- **Materials and Design:** The materials and design elements of the proposed work (e.g, siding look on the exterior of the masonry, natural stone cladding on proposed columns, wood structured roofing with decorative craftsman style frontage on each gable-end proposed. Each of these materials are intended to match the ones existing on the contributing structure. And, they are in context with the

ones found in the surrounding residences in the district and are selected to maintain the aesthetic and architectural integrity of the property.

- **Scale, Rhythm, and Setbacks:** The scale and rhythm of the building alterations have been carefully designed to reflect the prevailing patterns of the district, with setbacks and building heights that are consistent with the surrounding properties.

3. Compliance with Applicable Codes and Guidelines

- **City of Miami Code:** The proposed project is designed in full compliance with the relevant provisions of the Miami City Code, specifically Chapter 23 regarding historic preservation, and the applicable zoning regulations.
- **Miami Historic Design Guidelines:** All proposed changes align with the Miami Historic Design Guidelines, particularly concerning preservation of the historic fabric, compatible new construction, and the rehabilitation of contributing elements.
- **Secretary of the Interior Standards:** The project has been designed to meet the Secretary of the Interior's Standards for the Treatment of Historic Properties, with particular emphasis on maintaining the integrity of the site's historic features while accommodating new uses and necessary alterations.

4. Impact on Historic Integrity

We affirm that the proposed alterations will not adversely affect the special character or the historic, architectural, or aesthetic value of the historic site or the Palm Grove Historic District. The proposed work respects the district's cultural heritage by preserving key elements of the building's design, materials, and spatial organization.

Regarding demolition, the following points address the concerns raised by the Historic Environmental Preservation Board (HEPB):

- **Degree of Contribution:** The structure is classified as contributing within the Palm Grove Historic District. The proposed demolition involves a non-contributing building that does not significantly affect the district's overall historic integrity.
- **Effect on Historic Integrity:** The demolition of this structure will not adversely affect the overall historic or architectural integrity of the district as it does not contribute to the key architectural fabric or historic character of the district.
- **Reuse Plans:** Should the proposed demolition be approved, the applicant commits to submitting architectural plans for the reuse of the site that are in keeping with the historic character of the district. The new structure will respect the district's architectural style and scale, following all applicable design guidelines.
- **Public Health and Safety:** The remaining contributing structure will need to be reinforced to comply with the existing Code, while keeping the historic preservation of the home. The home has been inspected and requires updates to bring the structure up to Code.
- **Economic Hardship:** The retention of the existing structure has been determined to create an undue economic hardship due to structural damage and extensive repairs that would be required to maintain the safety of the structure. This condition has been documented and is available for review.



PECOS GROUP INC.

BUSINESS DEVELOPMENT

- **Compelling Public Interest:** There is a compelling public interest in proceeding with the demolition and proposed redevelopment, as the new project will enhance the district.

5. Acknowledgment of City Code Provision

I acknowledge the provisions of Section 23-6.2(h)(2) of the City of Miami Code of Ordinances, which stipulates that a demolished building, without a certificate of appropriateness, must be replaced with a new structure that adheres to the same height, massing, and square footage as the previous structure, not exceeding the floor area ratio (FAR) of the demolished building. The proposed new structure will comply with these requirements and align with the existing zoning and building regulations.

We respectfully submit this letter for your review and consideration. We believe that the proposed alterations and demolition are in keeping with the intent of the City of Miami's preservation efforts and will contribute positively to the ongoing vitality and integrity of the Palm Grove Historic District.

Please feel free to contact me with any questions or to request additional documentation.

Thank you for your consideration of this proposal. I look forward to working with the City to ensure that this project is carried out in a manner that respects the historical significance of the property while meeting modern needs.

Sincerely,

Marta Cuevas
Project Manager
Capital Pecos Investment, LLC
Pecos Group Inc.



CITY OF MIAMI SEAL SPACE



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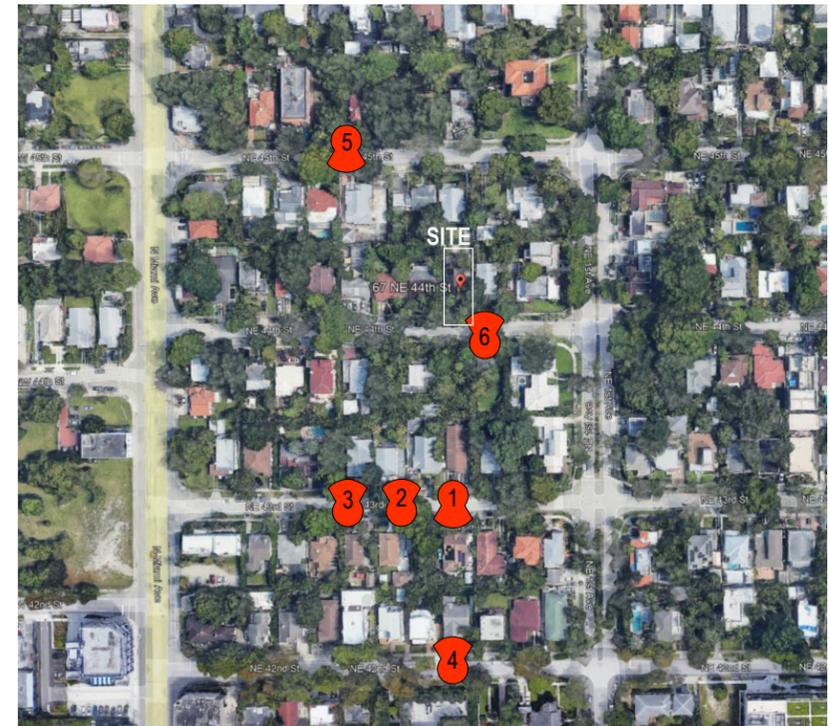
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1 LOCATIONS LEGEND
1/8" = 1'-0"

REVISION LOG

DELTA	DESCRIPTION	DATE

RESTORATION & ADDITION
CONTEXT PICTURES
1/8" = 1'-0" Scale
8/5/2025 5:47:13 PM Date



PZD-03



CITY OF MIAMI SEAL SPACE



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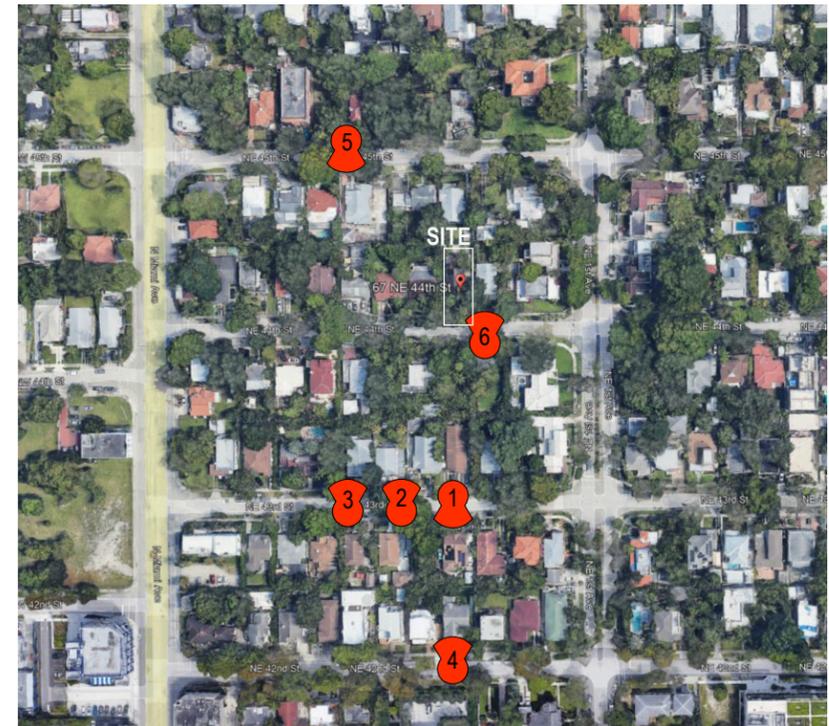
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1 LOCATIONS LEGEND
1/8" = 1'-0"

67TH NE 44TH STREET, BUENA VISTA, FL 33137

CONTEXT PICTURES

1/8" = 1'-0" Scale
11/5/2024 5:29:15 PM Date

KIRK WENG
ARCHITECTS



PZD-03



CITY OF MIAMI SEAL SPACE

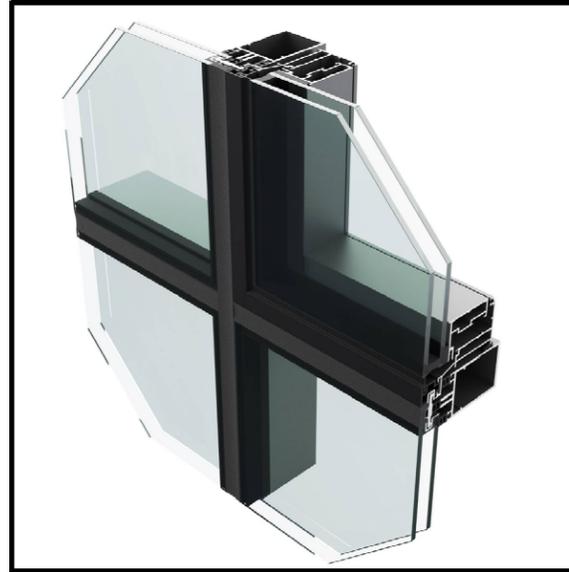
MATERIALS



1- WOOD SIDING (COLOR TO MATCH EXISTING CONDITION)



2- OOLITE STONE TO MATCH EXISTING CONDITION



3- DARK GRAY PAINTED MULLIONS

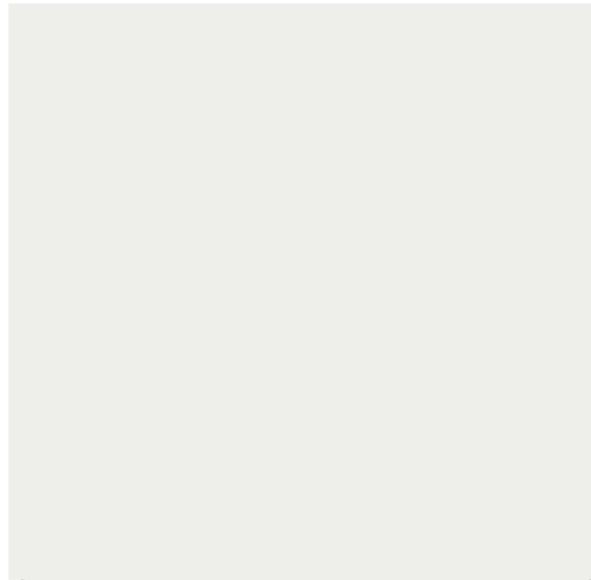


4- GREY TINTED IMPACT LAMINATED GLASS WINDOWS



5- ASPHALT SHINGLE ROOF TO MATCH EXISTING

COLORS



SW 7006 - EXTRA WHITE
- WOOD SIDING & WINDOW TRIM



SW 9520 - NOCTURNE
-WOOD ROOF FASCIA
-WOOD DETAILS (GABLE END)
-WINDOW MULLIONS

REVISION LOG

DELTA	DESCRIPTION	DATE

RESTORATION & ADDITION
MATERIALS BOARD

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ARCHITECTS



PZD-04



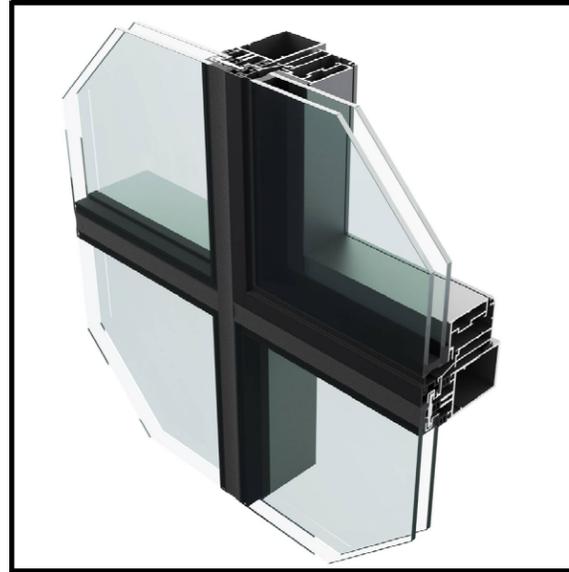
MATERIALS



1- WOOD SIDING (COLOR TO MATCH EXISTING CONDITION)



2- OOLITE STONE TO MATCH EXISTING CONDITION



3- DARK GRAY PAINTED MULLIONS



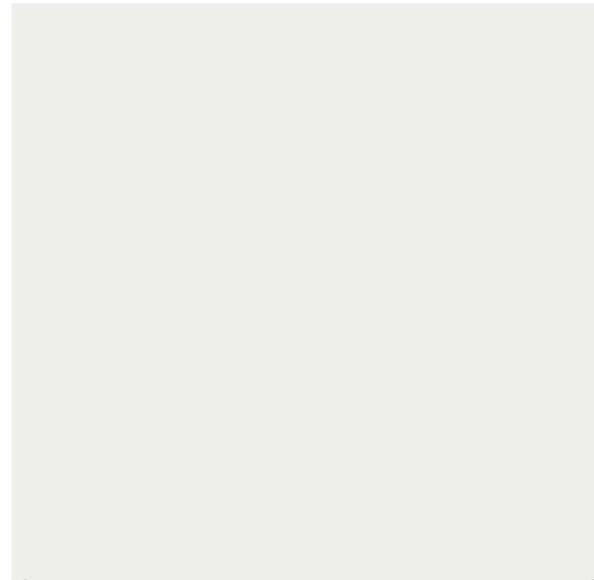
4- GREY TINTED IMPACT LAMINATED GLASS WINDOWS

CITY OF MIAMI SEAL SPACE



5- ASPHALT SHINGLE ROOF TO MATCH EXISTING

COLORS



SW 7006 - EXTRA WHITE
- WOOD SIDING & WINDOW TRIM



SW 9520 - NOCTURNE
-WOOD ROOF FASCIA
-WOOD DETAILS (GABLE END)
-WINDOW MULLIONS

67TH NE 44TH STREET, BUENA VISTA, FL 33137

MATERIALS BOARD

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Scale Date

KIRK WENG ARCHITECTS



PZD-04



NEW LEAF ENVIRONMENTAL

July 30, 2024

**Certified Arborist Assessment
67 NE 44 St, Miami, Florida
NLE Project No. 52724001**

New Leaf Environmental, LLC (NLE) is providing this report as a record of our assessment of the trees within the above referenced property. This assessment was conducted by an International Society of Arboriculture Certified Arborist in general accordance with the ANSI A300 Standards for Tree Risk Assessment and associated Best Management Practices (BMP) companion book, for a Level 1 (Limited Visual) Assessment. This assessment is not intended to serve for purposes other than tree permitting for site redevelopment. Trees on the site were identified and assessed in July of 2024 and recorded on a tree table (attached). Photos were taken of each tree and included on the attached photo log. Canopies and tree critical root zones of specimen trees, including onsite portions of critical root zones and canopies of offsite specimen trees and canopies, were drawn onto the attached site map. Offsite trees within 10 feet of the property are identified (or characterized based on visibility), with approximate measurements provided.

This assessment is valid for the time at which it was written, and changing site conditions, proposed development, and changes in tree health may affect the future validity of this assessment. This assessment does not cover trees other than those listed on the tree table. Trees on site that are exempt from permitting (by classification of species) and woody plants that do not meet the size requirements to be classified as a tree are not typically included with this assessment, but selected individuals may be included to avoid confusion/clarify regulatory status and to provide consistency with survey data.

Project Background & General Site Description

Development activities are being proposed within this property. The current evaluation of trees onsite is intended to assist with identification of trees to be retained, removed, or relocated as part of proposed property improvements. The adjacent aerial depicts an overhead view of the property, with approximate property boundaries.



Condition Ratings

Assigned condition ratings follow the categories described in the 10th edition for Plant Appraisal:

Excellent – nearly perfect vigor and health, free of defects.

Good - no significant damage, normal vigor, any defects or health problems are minor/affect only small branches. Function and aesthetics not compromised.

Fair – reduced vigor, significant damage/defects in up to 50% of the crown though the defects are unlikely to be fatal. Function and aesthetics are compromised.

Poor – unhealthy/in a state of decline, overmature, or severely stressed. Poor vigor. Poor foliage density/color. Defects cannot be detected and are anticipated to contribute to death of the tree. Significant effects on the function and aesthetics of the tree.



Very Poor – tree is effectively dead, though some living foliage may be present. Little to no function.

Dead - tree completely dead. Stumps are recorded when observed and appear to have been cut/tree fallen within the last 3-6 months.

Special Classification

In addition to the condition ratings, the following special classification is noted as applicable:

Non-viable trees are identified as trees which do not currently qualify as High Risk but may be considered as “dead” or effectively destroyed for regulatory purposes - they cannot continue to grow to a reasonably typical form in their current location/condition, and cannot be restored or relocated. Examples are trees with a fatal, non-treatable pathogen, trees that have fallen over but continue to grow, and trees growing overtop of infrastructure elements where their removal is required to comply with mandatory infrastructure maintenance and relocation is infeasible.

Measurements were recorded as follows:

Heights were measured using a digital range finder/hypsometer when a clear line of site was available, and otherwise visually approximated. Heights were recorded to the nearest foot up to 20 feet, and in five-foot increments above 20 feet. The height of a canopy was considered the top of the main contiguous area of leaves, and does not include solitary branches that may protrude above this level. Diameter at breast height (DBH) was measured using a diameter tape (where possible), and rounded to the nearest inch, except when rounding up or down would change the regulatory status of the tree. Trees with multiple stems at 4.5 feet are measured with a single diameter at caliper height (6 inches) where possible, and otherwise are calculated by the sum of the squares for the diameter of each stem at 4.5 feet. Canopy width measurements are approximated based on field observations and aerial photography, and intended to demonstrate the average diameter of the canopy. Critical root zones were calculated as eight inches in radius from the trunk for each inch in DBH, with a minimum calculated radius of 10 feet. Critical root zones unless otherwise indicated are drawn for planning purposes and may be adjusted based on field observations to reflect observed roots or root barriers.

Sincerely,

New Leaf Environmental, LLC

Michael McCoy
ISA Certified Arborist MA 4243A, TRAQ Qualified
LIAF Certified Landscape Inspector

Attachments: tree table, photo log, tree map

Tree Table 67 NE 44 St



Tree #	Common Name	Scientific Name	DBH (inches)	Condition	Number of stems	Height (feet)	Spread (feet)	Critical Root Zone Radius*	Limitations to TPZ (none if blank)	Prohibited?	Specimen?	Comments
1	mango	<i>Mangifera indica</i>	13	Good	2	40	38	10				ROW
2	Chinese fan palm	<i>Livistona chinensis</i>	11	Fair	1	50	16	10				
3	live oak	<i>Quercus virginiana</i>	18	Good	1	45	50	12	roadway 5' to south		Yes	ROW
4	orange geiger	<i>Cordia sebestena</i>	2	Fair	1	18	12	10				ROW
5	solitaire palm	<i>Ptychosperma elegans</i>	3	Good	1	28	12	10				
6	mango	<i>Mangifera indica</i>	10	Good	1	40	28	10				
7	live oak	<i>Quercus virginiana</i>	17	Fair	1	48	45	11				fence through trunk
8	live oak	<i>Quercus virginiana</i>	15	Good	1	48	42	10				
9	avocado	<i>Persea americana</i>	14	Fair	1	38	32	10				crown dieback
10	coconut palm	<i>Cocos nucifera</i>	11	Good	1	45	18	10				
11	citrus	<i>Citrus sp.</i>	4	Fair	1	12	10	10				
12	mango	<i>Mangifera indica</i>	4	Fair	1	12	10	10				
13	Brazilian pepper	<i>Schinus terebinthifolius</i>	21	Fair	3	28	28	14		YES		in fence
14	live oak	<i>Quercus virginiana</i>	11	Poor	1	35	30	10				fence through trunk
15	mango	<i>Mangifera indica</i>	7	Fair	1	30	26	10				
ADJ1	figus alii	<i>Ficus maclellandii</i>	4	Fair	1	20	20	10				off site
ADJ2	gumbo limbo	<i>Bursera simaruba</i>	14	Fair	1	30	26	10				off site
ADJ3	figus alii	<i>Ficus maclellandii</i>	11	Fair	2	26	20	10				off site
Tree numbers preceded by "ADJ" indicate offsite trees on neighboring/adjacent properties, measurements are approximated												
* CRZ is a planning estimate and may be updated based on certified arborist assessment and city concurrence												
**Tree protection zone (TPZ) for trees to remain should encompass critical root zones, except as noted in the Limitations to TPZ column												
Tree protection fencing is to be rectangular when installed												

Tree 1 mango
(*Mangifera indica*)
13 inch DBH, Good condition
40 foot height, 38 foot spread

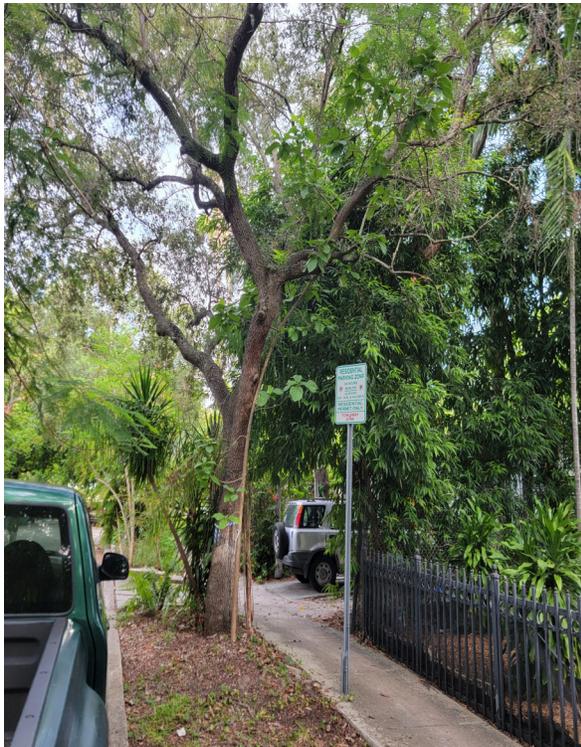


ROW

Tree 2 Chinese fan palm
(*Livistona chinensis*)
11 inch DBH Fair condition
50 foot height, 16 foot spread



Tree 3 live oak
(*Quercus virginiana*)
18 inch DBH, Good condition
45 foot height, 50 foot spread



ROW

Tree 4 orange geiger
(*Cordia sebestena*)
2 inch DBH Fair condition
18 foot height, 12 foot spread



ROW

Tree 5 solitaire palm
(*Ptychosperma elegans*)
3 inch DBH, Good condition
28 foot height, 12 foot spread



Tree 6 mango
(*Mangifera indica*)
10 inch DBH Good condition
40 foot height, 28 foot spread



Tree 7 live oak
(*Quercus virginiana*)
17 inch DBH, Fair condition
48 foot height, 45 foot spread



fence through trunk

Tree 8 live oak
(*Quercus virginiana*)
15 inch DBH Good condition
48 foot height, 42 foot spread



Tree 9 avocado
(Persea americana)
14 inch DBH, Fair condition
38 foot height, 32 foot spread



crown dieback

Tree 10 coconut palm
(Cocos nucifera)
11 inch DBH Good condition
45 foot height, 18 foot spread



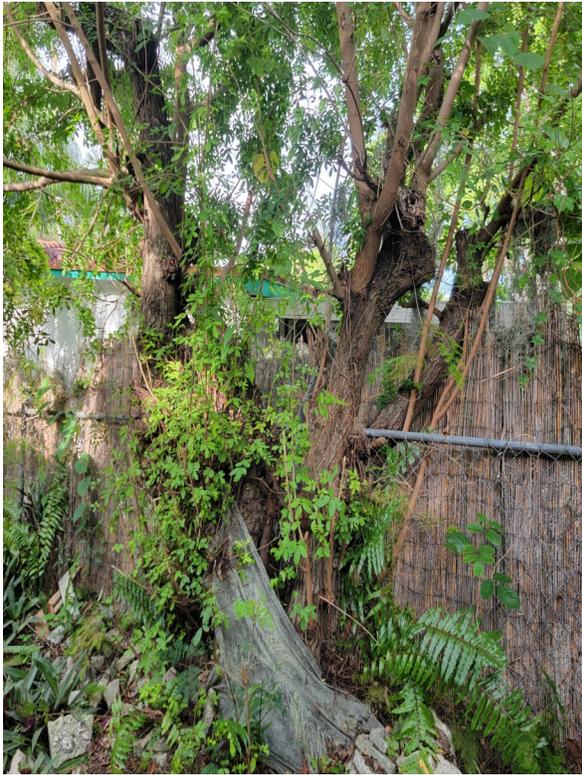
Tree 11 citrus
(Citrus sp.)
4 inch DBH, Fair condition
12 foot height, 10 foot spread



Tree 12 mango
(Mangifera indica)
4 inch DBH Fair condition
12 foot height, 10 foot spread

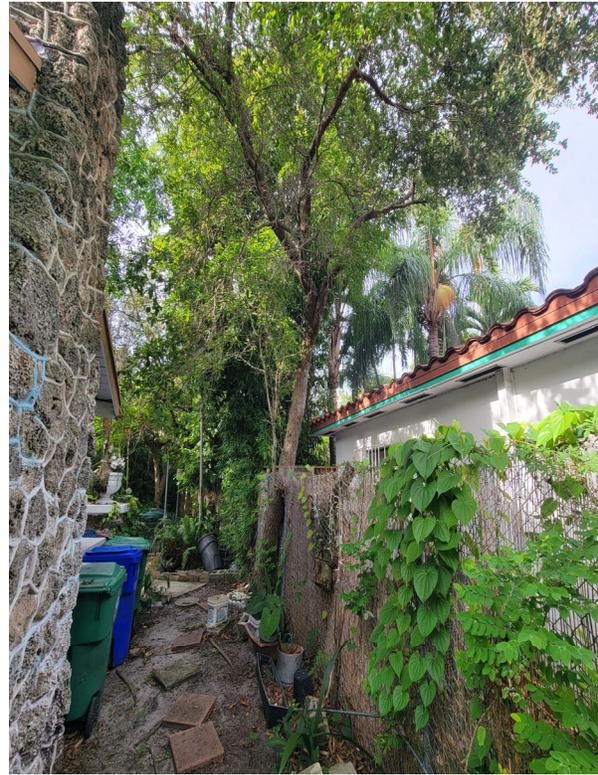


Tree 13 Brazilian pepper
(*Schinus terebinthifolius*)
21 inch DBH, Fair condition
28 foot height, 28 foot spread



in fence

Tree 14 live oak
(*Quercus virginiana*)
11 inch DBH Poor condition
35 foot height, 30 foot spread



fence through trunk

Tree 15 mango
(*Mangifera indica*)
7 inch DBH, Fair condition
30 foot height, 26 foot spread



Tree ADJ1 ficus alii
(*Ficus maclellandii*)
4 inch DBH Fair condition
20 foot height, 20 foot spread



off site



Tree ADJ2 gumbo limbo
(*Bursera simaruba*)
14 inch DBH, Fair condition
30 foot height, 26 foot spread



off site

Tree ADJ3 ficus alii
(*Ficus maclellandii*)
11 inch DBH Fair condition
26 foot height, 20 foot spread



off site

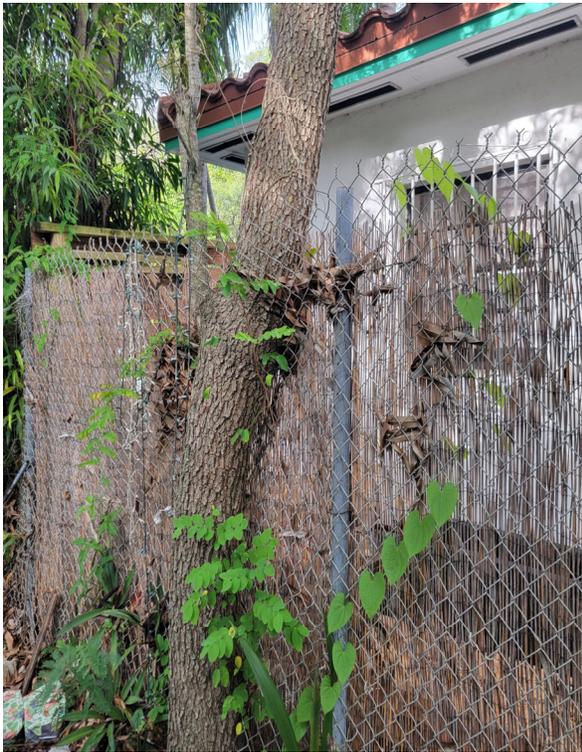
Tree 7
Additional photo



Tree 7
Additional photo



Tree 14
Additional photo





TREE MAP 67 NE 44 ST
OVERLAY ON AERIAL IMAGE
JULY 2024
NEW LEAF ENVIRONMENTAL



St

NE 44th St
TPZ LIMIT

NE 44th



Miami, FL October 30th, 2024

BUENA VISTA RESIDENCE

PROJECT ADDRESS: 67 NE 44 ST MIAMI, FL 33137-3413

REFERENCE PROCESS NUMBER: PREAPP-24-0094

HISTORIC PRESERVATION BOARD NARRATIVE RESPONSE

HISTORIC BOARD COMMENTS

1. Wall of second level addition should recess back to preserve the entire ground level west gable of the contributing frontage.
Response: As discussed in the meeting held on 10/23/2024, the second level addition has been recessed back as much as possible, using the highest point of the roof to attach the 2nd floor. Moving it further rearward would pose challenges with waterproofing on the second level as we are keeping the existing roof gable end and fireplace on the first floor.
2. Is the existing bay window being preserved or remodeled?
Response: As discussed in the meeting held on 10/23/2024, the existing bay window is being preserved as can be seen in the diagrams in sheet A2b.
3. Existing wall of contributing structure should be preserved.
Response: As discussed in the meeting held on 10/23/2024, the existing wall is being preserved as can be seen in the diagrams in sheet A2b.
4. Side elevation of addition should incorporate fenestration patterning & rhythm differentiated from the contributing structure.
Response: Fenestration patterning has been updated as requested, refer to sheets A8 & A9.
5. Height differentiation from contributing structure and the addition is significant and allows the addition to dominate the contributing portion of the design. Applicant should study roof pitch between the addition and the contributing resource. The applicant suggested to also explore front gable roof configuration on the addition portion. (Sheet A7 & A8)

BUENA VISTA RESIDENCE

Address: 67 NE 44 ST MIAMI, FL 33137-3413

Page 1 of 2



Response: Large gable ends have been removed from the addition structure and roof slopes have been modified to reduce the overall height. Refer to elevations in sheets A8 & A9; and renderings in sheets A10-15.

6. Muntins of proposed eave terminating windows should align visually in elevation.

Response: Muntins have been aligned, refer to revised elevations on sheets A8 & A9.

7. Can gable roof structure be explored further to address the street instead of the sides of the structure?

Response: See that large gable ends have been removed from the addition structure and roof slopes have been modified to reduce the overall height. Refer to elevations in sheets A8 & A9; and renderings in sheets A10-15.

If you have any questions regarding this letter, please contact our office at (786) 488-0571 or by e-mail to gs@sarchmiami.com



City of Miami
 Planning Department & Office of Zoning
<http://www.miamigov.com/planning>
<http://www.miamigov.com/zoning>
 E-mail: eplanz@miamigov.com
 Planning: (305) 416-1400
 Zoning: (305) 416-1495

Special Certificate of Appropriateness
 Application

Request Number
 PZ-24-18725

SUBMITTER INFORMATION

First Name: Marta Last Name: Cuevas
 Email: marta@capitalpecosinvestment.com

PRIMARY APPLICANT INFORMATION

First Name: Marta Last Name: Cuevas
 Corporation: Capital Pecos Investment LLC
 Address: 2201 Menaul Blvd NE
 City: Albuquerque State: New Mexico Zip: 87107
 Email: marta@capitalpecosinvestment.com Phone: 7865251461

PRIMARY OWNER INFORMATION

First Name: Last Name:
 Corporation: Capital Pecos Investment LLC
 Address: 2201 Menaul Blvd NE
 City: Albuquerque State: New Mexico Zip: 87107
 Email: marta@capitalpecosinvestment.com Phone: 7865251461

PROJECT INFORMATION

Project Name: Buena Vista
 Project Address: 67 NE 44 ST Unit Number:
 City: Miami State: Florida Zip: 33137
 Master Folio Number: 0131240240170

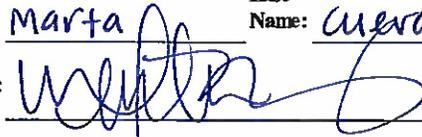


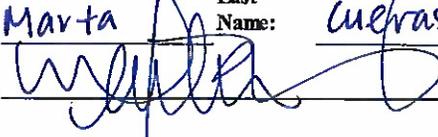
SIGNATURE

That under the penalty of perjury, I declare that all the information contained in this permit application is accurate to the best of my knowledge.

- That NO work or installation will commence prior to the issuance of a building permit and that all work will be performed to meet the standards of all laws regulating construction and zoning in this jurisdiction.
- I will, in all respects, perform work in accordance with the scope of the permit, the City of Miami's codes and all other applicable laws, regulations, standard and ordinances.
- That all information given will be accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.
- That separate permits may be required unless specifically covered with the submittal of this application.
- That there may be additional permits required from other entities.
- Fees shall be paid prior to the review and issuance of the permit, as necessary.
- Permit fees are non-refundable

APPLICANT	OWNER / OWNER REPRESENTATIVE
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First Name: Marta **Last Name:** Cuevas
Signature: 
Date: 11/5/24

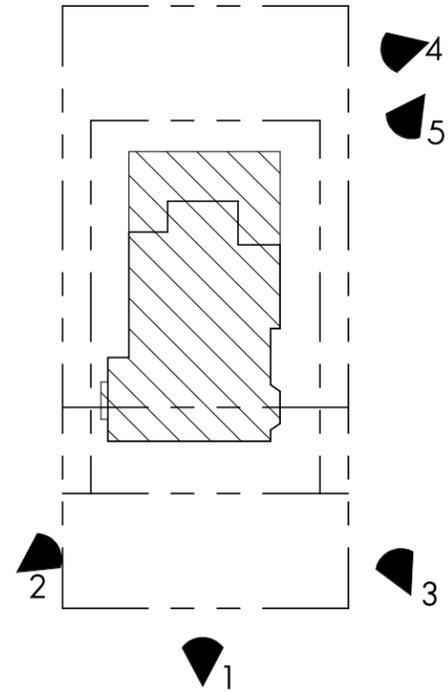
First Name: Marta **Last Name:** Cuevas
Signature: 
Date: 11/5/24



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CITY OF MIAMI SEAL SPACE



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REVISION LOG

DELTA	DESCRIPTION	DATE

RESTORATION & ADDITION

EXISTING SITE PICTURES

1/32" = 1'-0" Scale
8/5/2025 5:47:10 PM Date

KIRK WENG
ARCHITECTS



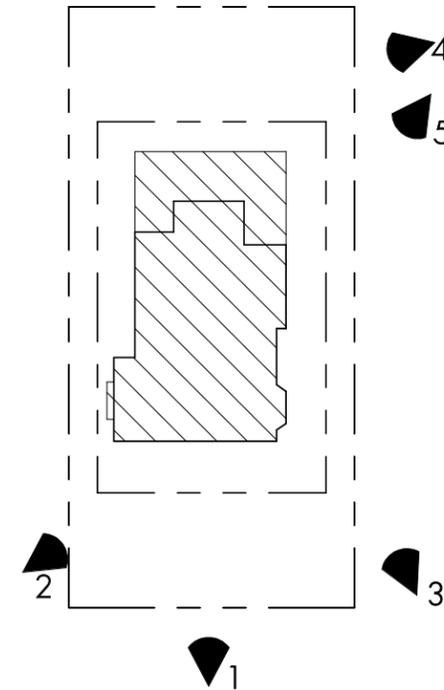
PHO-01



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CITY OF MIAMI SEAL SPACE



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67TH NE 44TH STREET, BUENA VISTA, FL 33137

EXISTING SITE PICTURES

1/32" = 1'-0" Scale
11/5/2024 5:28:58 PM Date

KIRK WENG
ARCHITECTS



PHO-01



CITY OF MIAMI SEAL SPACE



REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION
FRONTAL PERSPECTIVES

Scale
Date
8/5/2025 5:47:11 PM

KIRK WENG
ARCHITECTS



PHO-02



CITY OF MIAMI SEAL SPACE



67TH NE 44TH STREET, BUENA VISTA, FL 33137

FRONTAL PERSPECTIVES

Scale
Date

11/5/2024 5:29:00 PM

KIRK WENG
ARCHITECTS



PHO-02



CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION
FRONTAL PERSPECTIVES

Scale
Date
8/5/2025 5:47:11 PM

KIRK WENG
ARCHITECTS



PHO-03



CITY OF MIAMI SEAL SPACE



67TH NE 44TH STREET, BUENA VISTA, FL 33137

FRONTAL PERSPECTIVES

Scale

11/5/2024 5:29:03 PM

Date

KIRK WENG ARCHITECTS



PHO-03



CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
1	CITY STAFF COMMENTS	01/17/2025
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION
FRONTAL PERSPECTIVES

Scale
Date
8/5/2025 5:47:11 PM

KIRK WENG
ARCHITECTS



PHO-04



CITY OF MIAMI SEAL SPACE



67TH NE 44TH STREET, BUENA VISTA, FL 33137

FRONTAL PERSPECTIVES

Scale

11/5/2024 5:29:05 PM Date

KIRK WENG
ARCHITECTS



PHO-04



CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION

REAR PERSPECTIVES

Scale
Date
8/5/2025 5:47:12 PM

KIRK WENG
ARCHITECTS



PHO-05



CITY OF MIAMI SEAL SPACE



67TH NE 44TH STREET, BUENA VISTA, FL 33137

REAR PERSPECTIVES

Scale
Date

11/5/2024 5:29:08 PM

KIRK WENG
ARCHITECTS



PHO-05



CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION

REAR PERSPECTIVES

Scale
Date
8/5/2025 5:47:12 PM

KIRK WENG
ARCHITECTS



PHO-06



CITY OF MIAMI SEAL SPACE

REVISION LOG

DELTA	DESCRIPTION	DATE
4	H. BOARD & CITY STAFF COMMENTS	07/15/2025

RESTORATION & ADDITION

REAR PERSPECTIVES

Scale
Date
8/5/2025 5:47:13 PM

KIRK WENG
ARCHITECTS



PHO-07



CITY OF MIAMI SEAL SPACE



67TH NE 44TH STREET, BUENA VISTA, FL 33137

REAR PERSPECTIVES

Scale

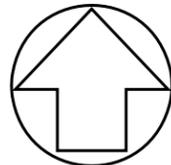
11/5/2024 5:29:13 PM Date

KIRK WENG
ARCHITECTS

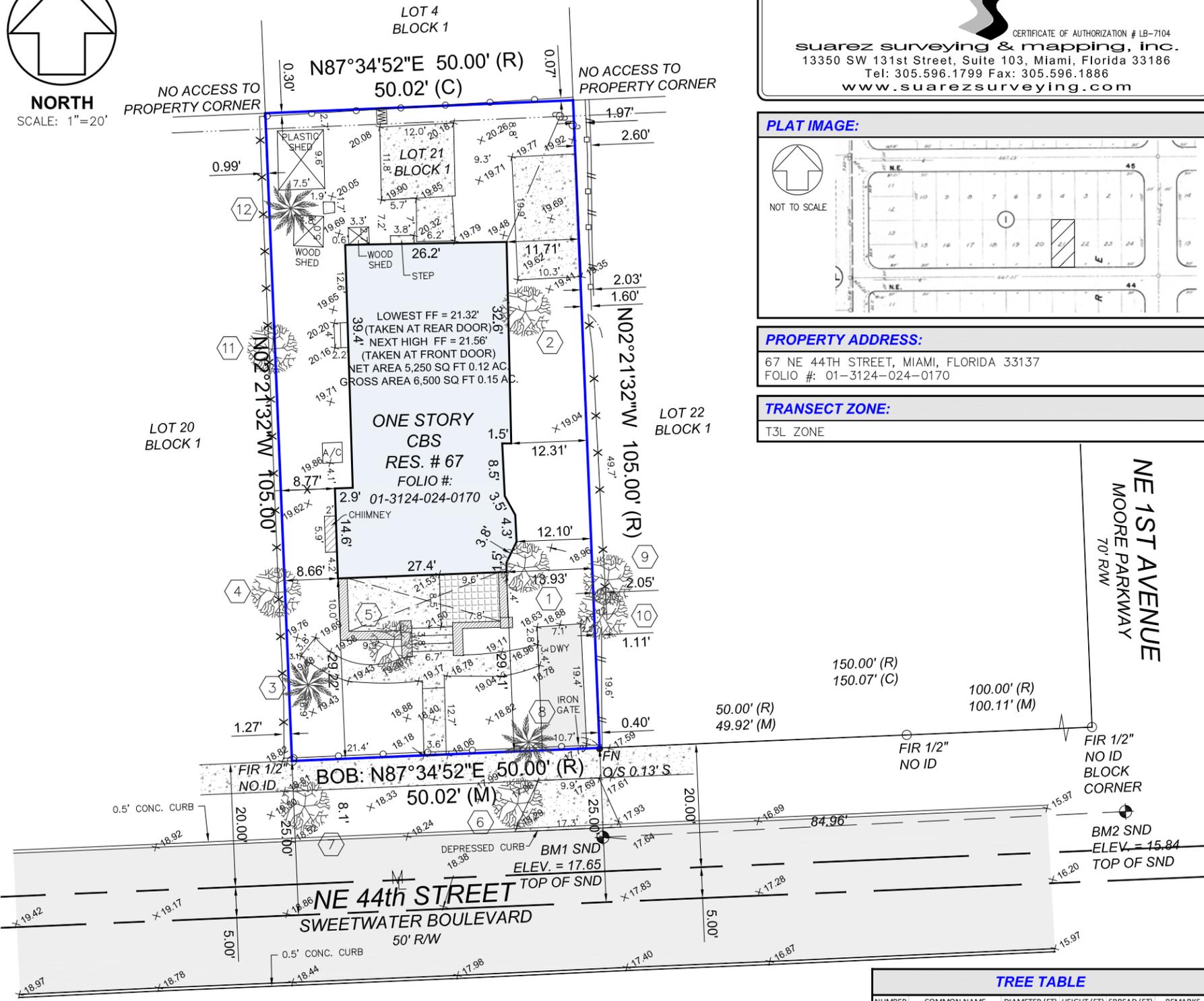


PHO-07

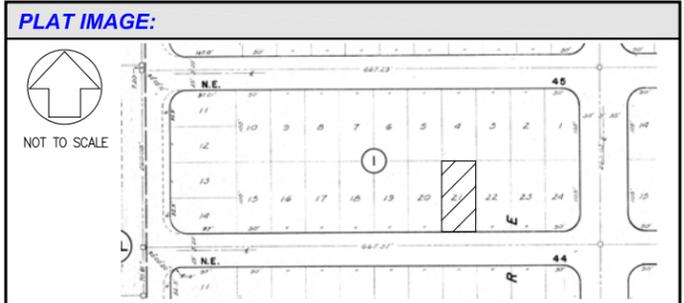
MAP OF BOUNDARY, TOPOGRAPHIC, & TREE SURVEY



SCALE: 1"=20'



CERTIFICATE OF AUTHORIZATION # LB-7104
suarez surveying & mapping, inc.
 13350 SW 131st Street, Suite 103, Miami, Florida 33186
 Tel: 305.596.1799 Fax: 305.596.1886
 www.suarezsurveying.com



PROPERTY ADDRESS:
 67 NE 44TH STREET, MIAMI, FLORIDA 33137
 FOLIO #: 01-3124-024-0170

TRANSECT ZONE:
 T3L ZONE

LEGEND

- ABBREVIATIONS:**
- A = ARC DISTANCE
 - A/C = AIR CONDITIONER PAD
 - BCR = BROWARD COUNTY RECORDS
 - BLDG = BUILDING
 - BM = BENCH MARK
 - BOB = BASIS OF BEARINGS
 - CBS = CONCRETE BLOCK & STUCCO
 - (C) = CALCULATED
 - CB = CATCH BASIN
 - CHB = CHORD BEARING
 - C&G = CURB & GUTTER
 - CLF = CHAIN LINK FENCE
 - COL = COLUMN
 - CONC = CONCRETE
 - DE = DRAINAGE EASEMENT
 - DME = DRAINAGE & MAINTENANCE EASEMENT
 - D/W = DRIVE-WAY
 - EB = ELECTRIC BOX
 - ENC. = ENCROACHMENT
 - EP = EDGE OF PAVEMENT
 - EW = EDGE OF WATER
 - FDH = FOUND DRILL HOLE
 - FF = FINISHED FLOOR ELEVATION
 - FIP = FOUND IRON PIPE
 - FIR = FOUND IRON ROD
 - FN = FOUND NAIL (NO ID)
 - FND = FOUND NAIL & DISK
 - FPL = FLORIDA POWER & LIGHT TRANSFORMER PAD
 - LE = LANDSCAPE EASEMENT
 - LME = LAKE MAINTENANCE EASEMENT
 - (M) = MEASURED
 - MDCR = MIAMI-DADE COUNTY RECORDS
 - MH = MAN HOLE
 - ML = MONUMENT LINE
 - ORB = OFFICIAL RECORDS BOOK
 - O/S = OFF-SET
 - (P) = PLAT
 - PB = PLAT BOOK
 - PC = POINT OF CURVATURE
 - PCP = PERMANENT CONTROL POINT
 - PE = POOL EQUIPMENT PAD
 - PG = PAGE
 - PI = POINT OF INTERSECTION
 - PK = PARKER KAELOON (SURVEY NAIL)
 - PL = PLANTER
 - POB = POINT OF BEGINNING
 - POC = POINT OF COMMENCEMENT
 - PRC = POINT OF REVERSE CURVATURE
 - PRM = PERMANENT REFERENCE MONUMENT
 - PT = POINT OF TANGENCY
 - R = RADIUS DISTANCE
 - (R) = RECORD
 - R/W = RIGHT OF WAY
 - RES. = RESIDENCE
 - SIP = SET IRON PIPE
 - SND = SET NAIL & DISK (PK)
 - STL = SURVEY TIE LINE
 - SWK = SIDEWALK
 - (TYP) = TYPICAL
 - UB = UTILITY BOX
 - UE = UTILITY EASEMENT
 - W/F = WOOD FENCE
- SYMBOLS:**
- ☐ = TELEPHONE RISER
 - ⊖ = CABLE TV RISER
 - ⊕ = WATER METER
 - ⊙ = CENTER LINE
 - ∠ = CENTRAL ANGLE
 - (00') = ORIGINAL LOT DISTANCE
 - = IRON FENCE
 - #— = WOOD FENCE
 - x—x— = CHAIN LINK FENCE
 - - - - = OVERHEAD UTILITY WIRE
 - / / / / = LIMITED ACCESS RIGHT-OF-WAY LINE
 - — — — = BOUNDARY LINE
 - ⊙ = UTILITY POLE
 - ⊖ = CONC. POLE
 - ⊕ = CATCH BASIN
- SURFACES:**
- ASPHALT
 - CONCRETE
 - PAVERS
 - BUILDING
 - TILES
 - WOOD
 - COVER

LEGAL DESCRIPTION:
 LOT 21 IN BLOCK 1, OF BILTMORE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, AT PAGE 67, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

FLOOD ZONE INFORMATION:
 BASED ON THE FLOOD INSURANCE RATE MAP OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY REVISED ON 09/11/09 AND INDEX MAP REVISED ON 09/11/09 THE GRAPHICALLY DEPICTED BUILDING(S) SHOWN ON THIS MAP OF SURVEY IS WITHIN ZONE X BASE FLOOD ELEVATION N/A COMMUNITY NAME & NUMBER CITY OF MIAMI 120650 MAP & PANEL NUMBER 12066C0304 SUFFIX L

SURVEYOR'S NOTES:

- ELEVATIONS WHEN SHOWN REFER TO 1929 NATIONAL GEODETIC VERTICAL DATUM (NGVD 1929).
- NO ATTEMPT WAS MADE TO LOCATE FOOTINGS/FOUNDATIONS, OR UNDERGROUND UTILITIES UNLESS OTHERWISE NOTED.
- THE LANDS SHOWN HEREON HAVE NOT BEEN ABSTRACTED IN REGARDS TO MATTERS OF INTEREST BY OTHER PARTIES, SUCH AS EASEMENTS, RIGHTS OF WAYS, RESERVATIONS, ETC. ONLY PLATTED EASEMENTS ARE SHOWN.
- THIS SURVEY WAS PREPARED FOR AND CERTIFIED TO THE PARTY(IES) INDICATED HEREON AND IS NOT TRANSFERABLE OR ASSIGNABLE.
- ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- IMPROVEMENTS SHOWN HAVE BEEN MEASURED TO THE NEAREST 10TH OF A FOOT. TIES SHOWN HAVE BEEN MEASURED TO THE NEAREST 100TH OF A FOOT. ELEVATIONS WHEN SHOWN HAVE BEEN MEASURED TO NEAREST 100TH OF A FOOT ON HARD SURFACES AND NEAREST TENTH OF A FOOT FOR GROUND OR SOD SURFACES
- ALL BOUNDARY LIMIT INDICATORS SET ARE STAMPED LB# 7104.
- THE BOUNDARY LIMITS ESTABLISHED ON THIS SURVEY ARE BASED ON THE LEGAL DESCRIPTION PROVIDED BY CLIENT OR ITS REPRESENTATIVE.
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS WHEN SHOWN ARE TO AN ASSUMED MERIDIAN, THE SOUTH LINE OF LOT 21 HAS BEEN ASSIGNED A BEARING OF N 87°34'52" E.
- TYPE OF SURVEY: BOUNDARY, TOPOGRAPHIC, & TREE SURVEY

CERTIFIED TO:
 CAPITAL PECO INVESTMENTS, LLC
 TITLE UNION
 CATIC TITLE INSURANCE AGENCY
 RBI MORTGAGES, ISA0A/ATIMA

BENCHMARK REFERENCE:
 NAME: C-243
 ELEV(NGVD29): 15.13
 LOCATION1: NE 37 ST --- 20' SOUTH OF C/L PROJECTED FROM THE EAST
 LOCATION2: HWY #195 --- DIRECTLY UNDER HWY OVERPASS
 LOCATION3: FEDERAL HWY --- 7' WEST OF WEST CONC CURB
 LOCATION4: 28' E OF E RAIL OF RR TRACKS AND 2' ABOVE GROUND LEVEL
 DESCRIPTION1: US C&G DISC IN WEST FACE OF NORTH COLUMN OF OVERPASS

BENCHMARK REFERENCE:
 MIAMI-DADE COUNTY BENCHMARK:
 NAME: H-430
 ELEV(NGVD29): 16.57
 LOCATION1:
 NW 36 ST --- 29' NORTH OF C/L
 LOCATION2:
 NW 2 AVE --- 162' EAST OF C/L
 DESCRIPTION1: PK NAIL AND ALUMINUM WASHER IN CONC CATCH BASIN

TREE TABLE

NUMBER	COMMON NAME	DIAMETER (FT)	HEIGHT (FT)	SPREAD (FT)	REMARKS
1	MANGO TREE	0.6'	25'	12'	
2	AVOCADO TREE	1'	35'	25'	
3	SOLITAIRE-PALM	0.4'	25'	8'	
4	OAK TREE	1'	20'	15'	
5	MANGO TREE	0.8'	35'	20'	
6	MANGO TREE	1'	35'	30'	2 TRUNKS
7	OAK TREE	1.2'	35'	35'	
8	SABAL PALM	1'	35'	10'	
9	OAK TREE	1'	35'	35'	
10	OAK TREE	1'	35'	35'	
11	BRAZILIAN PEPPER TREE	2'	25'	25'	MULTI-TRUNK
12	COCONUT PALM	0.8'	35'	25'	

ONLY TREES WITH A TRUNK DIAMETER OF 4" (0.33') OR GREATER AT BREAST HEIGHT WERE LOCATED

SURVEYOR'S CERTIFICATE:
 I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED AND DRAWN UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTE.

AUTHENTIC COPIES OF THIS SURVEY SHALL BEAR THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE ATTESTING REGISTERED SURVEYOR AND MAPPER



JUAN A. SUAREZ
 PROFESSIONAL SURVEYOR & MAPPER
 STATE OF FLORIDA LIC. # 6220

PROJECT:
 DATE OF FIELD SURVEY: 07/10/2024
 JOB #: 240738779
 FILE #: C-XXXXX
 PROJECT NAME:
 SURVEYS 2024
 CAD FILE(S): CAPITAL PECO
 PARTY CHIEF: ESPINOSA
 F.B.: x PG. x
 SHEET 1 OF 1

