



# City of Miami HEPB Resolution

City Hall  
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Miami, FL 33133  
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Enactment Number: HEPB-R-25-026

File Number: 17633

Final Action Date: 9/2/2025

**A RESOLUTION OF THE MIAMI HISTORIC AND ENVIRONMENTAL PRESERVATION BOARD (“HEPB”) PURSUANT TO SEC. 23-6.2(B)(4) OF THE CITY CODE OF ORDINANCES, APPROVING A SPECIAL CERTIFICATE OF APPROPRIATENESS (“SCOA”) FOR A PROPERTY WITHIN THE BUENA VISTA EAST HISTORIC DISTRICT, TO PERMIT PARTIAL DEMOLITION, ADDITION, AND SITE IMPROVEMENTS ON A CONTRIBUTING PROPERTY, LOCATED APPROXIMATELY AT 67 NORTHEAST 44 STREET, MIAMI, FLORIDA, 33137. FURTHER, INCORPORATING THE ANALYSIS IN THE ATTACHED STAFF REPORT ENTITLED “EXHIBIT A” WITH THE FOLLOWING FINDINGS.**

Recommendations (if any):

1. The site shall be developed in accordance with the updated (08/22/25) plans as prepared by Kirk Weng Architects submitted as part of the application PZ-24-18725. The plans are deemed as being incorporated by reference herein.
2. At time of permitting and/or sub-permitting, manufacturer’s brochures or color photographs of proposed design elements and materials including but not limited to windows, doors, railings, roofing, etc.
3. All glass to be clear and/or Low-E. Tinted, and/or opaque glass is not allowed.
4. The Resolution shall be included in the master permit set.
5. The Applicant shall comply with its the “Preliminary Zoning Review – HEP Review” and all applicable requirements of the Miami 21 Code and Chapter 17, Chapter 23 of the City of Miami Code of Ordinances.
6. The Applicant shall comply with the requirements of all department/agencies as part of the City of Miami building permit submittal process.
7. Per Zoning Condition the site may require the introduction of a buffer wall along parking spot/driveway. The Applicant should seek to maintain the allowable four (4) foot height pursuant to City of Miami Historic Design guidelines for this portion of wall, but up to five (5) foot in height it may be allowable if applicable and required based on local Zoning regulations.

**THIS DECISION IS FINAL UNLESS APPEALED IN THE HEARING BOARDS DIVISION WITHIN FIFTEEN (15) DAYS.**

Reviewed and Approved:

  
Kenneth Kalmis, Historic Preservation Officer 9/18/2025