



200 S. Biscayne Boulevard
Suite 300, Miami, FL 33131

www.brzoninglaw.com

305.377.6236 office

305.377.6222 fax

MLarkin@brzoninglaw.com

VIA ELECTRONIC AND HARD COPY SUBMITTAL

February 9, 2023

Deborah Tackett
Historic Preservation & Architecture Officer
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

RE: SUPPLEMENTAL LETTER
HPB23-0590 – Certificate of Appropriateness for Digital
Information Kiosks at 9 Locations in the City

Dear Ms. Tackett:

This law firm represents IKE Smart City, LLC (the "Applicant"), recipient of a Request for Proposal from the City of Miami Beach (the "City") to install Digital Information Kiosks throughout the City. Nine (9) of the proposed Digital Information Kiosks (the "Kiosks") are located within the boundaries of a local historic district. See Composite Exhibit A, Kiosks Map and List. This letter serves as a supplemental letter of intent with regards to updated materials associated with the Certificate of Appropriateness for nine (9) Kiosks located in local historic districts. The Applicant also filed a concurrent Design Review Board application for an additional two (2) Kiosks not located within a local historic district, DRB23-0968.

Design Evolution. This Application went before the Historic Preservation Board ("HPB") on December 12, 2023. The esteemed members of the HPB provided the Applicant with constructive feedback and comments relating to the design of the Kiosks. The Applicant has worked closely with elected officials, community partners, and the City's professional staff to address the HPB's comments. Most notably, the Applicant partnered with an award-winning architect, William Lane, to further

study the Kiosk design. The goal of this partnership was to generate a one-of-a-kind Kiosk that captures the history, architecture, and personality of the City.

William Lane went through several iterations with the Applicant to ensure the custom Kiosks are cleverly designed to maintain their functionality, but also contribute to the uniqueness of the City and its historic districts. Attached to this Supplemental Letter of Intent, please find William Lane's study of the Kiosks, Exhibit B. The various silhouettes provide significantly more movement and uniqueness than the Applicant's standard product originally presented.

The ultimate design chosen by William Lane is inspired by the most prevalent and iconic style of architecture in the City, Art Deco. Specifically, it features geometric lines and curves. William Lane has successfully chosen a muted version of this new Kiosk design to serve as the City's standard product. The more subdued design is a beautiful sculpture on its own, but also seamlessly blends into the pedestrian's environment. Additionally, in certain locations William Lane has included color options, which stays true to the standard product but allows customization where needed and appropriate. The colors are Art Deco-inspired, pink, blue, yellow, and green. The color option may better complement the immediate surrounding buildings. The Applicant is agreeable to work with City Staff to study each location and determine if a color option of the Kiosk would be more contextually appropriate.

In addition to studying the Kiosk design, the Applicant closely considered the environment and condition of each location. The prior package before the HPB included eleven (11) locations. Three (3) locations have since been removed and one (1) location has been added, making the current total proposed for consideration to be nine (9) locations. The removed locations were not currently suitable for the Kiosk program. The added location on Washington Avenue was at the request of the Washington Avenue Business Improvement District and the surrounding property owners.

The Kiosks are designed to be compatible with the surrounding historic districts, while remaining distinguishable from the surrounding contributing buildings in accordance with the Secretary of the Interior Standards for the Treatment and Rehabilitation of Historic Properties. The Kiosks are purposefully located in areas with high pedestrian traffic. The Kiosks are not blocking entrances of immediately abutting buildings. The design, scale, massing, and arrangement of the Kiosks are consistent with the City's intent and will not negatively impact or detract from the historic character of the surrounding area.

Conclusion. The Kiosks are an important part of the revitalization the City and improving the pedestrian experience. The proposed Kiosks comply with all applicable land development regulations and are designed to be accessible, user-friendly, and resilient. Approval of the Certificate of Appropriateness will allow for an innovative addition to the City's streetscape.

Accordingly, we respectfully request your favorable review and recommendation with respect to the proposed Kiosks. Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Michael Larkin

cc: Eric Carpenter, City of Miami Beach, Deputy City Manager
P. Rodney Knowles, City of Miami Beach, Assistant Public Works Director
Anna Baerman, Orange Barrel Media + IKE SMART CITY, Senior Development Director
Marissa Crudele, Orange Barrel Media + IKE SMART CITY, Associate Development Director
Emily K. Balter, Esq.

PROPOSED IKE KIOSK LOCATIONS

-
- This map illustrates the layout of Miami Beach, divided into three distinct sections: North Beach, Mid Beach, and South Beach. The map features a grid of streets and 16 numbered location markers. North Beach, highlighted in blue, includes Indian Creek Dr and is marked with a '2'. Mid Beach, highlighted in red, includes Alton Rd and is marked with '3', '7', '8', and '9'. South Beach, highlighted in purple, includes Washington Ave and is marked with '11', '12', '13', and '16'. A teal banner at the bottom left reads 'South Beach'.

South Beach

List of Sites - HPB23-0590

No.	Location	Intersection Placement	Application
2	Collins Avenue & 34th Street	West side of Collins	HPB
3	Collins Avenue & 23rd Street	East side of Collins	HPB
7	Lincoln Road & Washington Avenue	South side of Lincoln	HPB
8	Collins Avenue & Lincoln Road	West side of Collins	HPB
9	Collins Avenue & 16th Street	East side of Collins	HPB
11	Ocean Drive & 10th St	East side of Ocean	HPB
12	Washington Ave & 10th St	West side of Washington	HPB
13	5th St & Ocean Drive	North side of 5th	HPB
16	Washington Avenue & 6th Street	West side of Washington	HPB

Location nos. 5 & 6 are subject to review and approval of the Design Review Board.

Exhibit B

**"IKE SMART CITY"
INFORMATION KIOSK
MIAMI BEACH, FL**



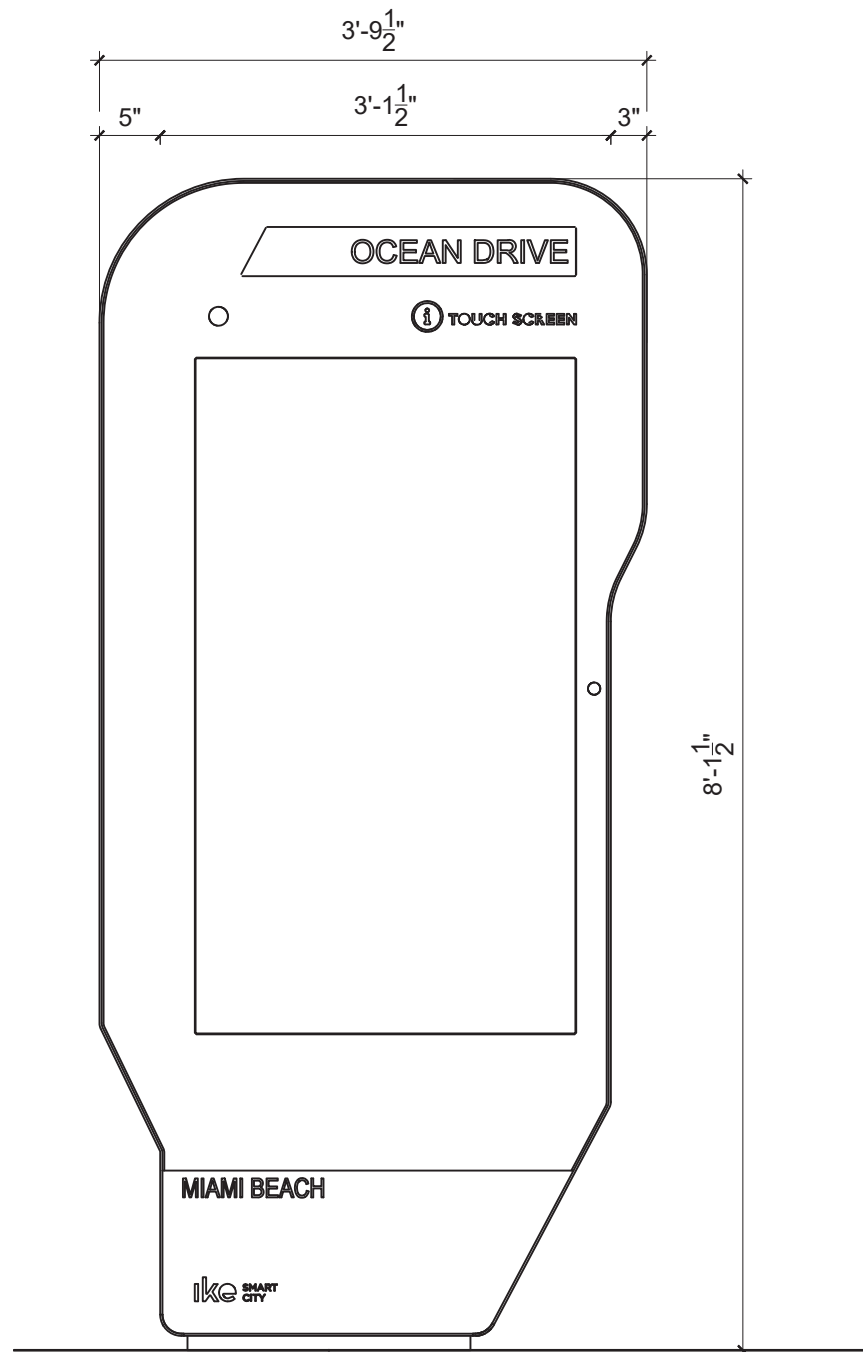
Using the IKE prototype, we developed four studies that transform IKE's classic design into a unique version that is specific to Miami Beach. Of the options, we chose one, Final Design 'D', that we thought was most suitable. By adding 4" projections to the rectangular IKE prototype, we introduced movement and an organic sensibility. It enhanced the character of the base prototype without requiring a completely reworked case. The proposed modified kiosk would have a neutral palette and would be used as the standard design in the various designated locations.

An additional more sculptural and graphic prototype using the Final Design 'D' standard was further developed. We imagine this kiosk could be incorporated into specific curated locations with iterations integrating additional layers of complexity and color. They would provide a dual function as a source of information and as markers with a more robust vocabulary and presence.

STUDY 'A'



KIOSK RENDERING - STUDY 'A'
SCALE: NTS

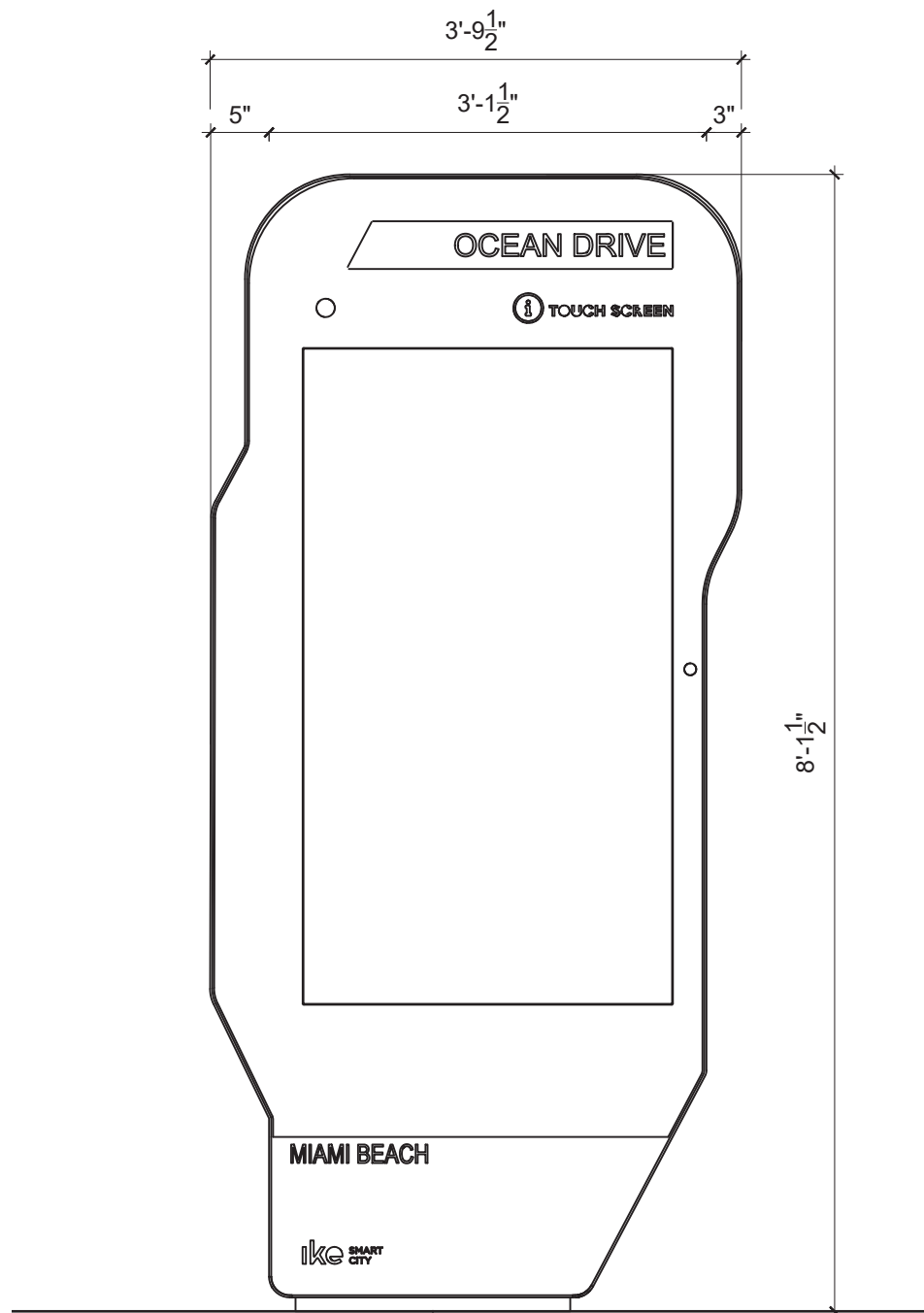


KIOSK ELEVATION - STUDY 'A'
 SCALE: $\frac{3}{4}$ " = 1'-0"

STUDY 'B'



KIOSK RENDERING - STUDY 'B'
SCALE: NTS

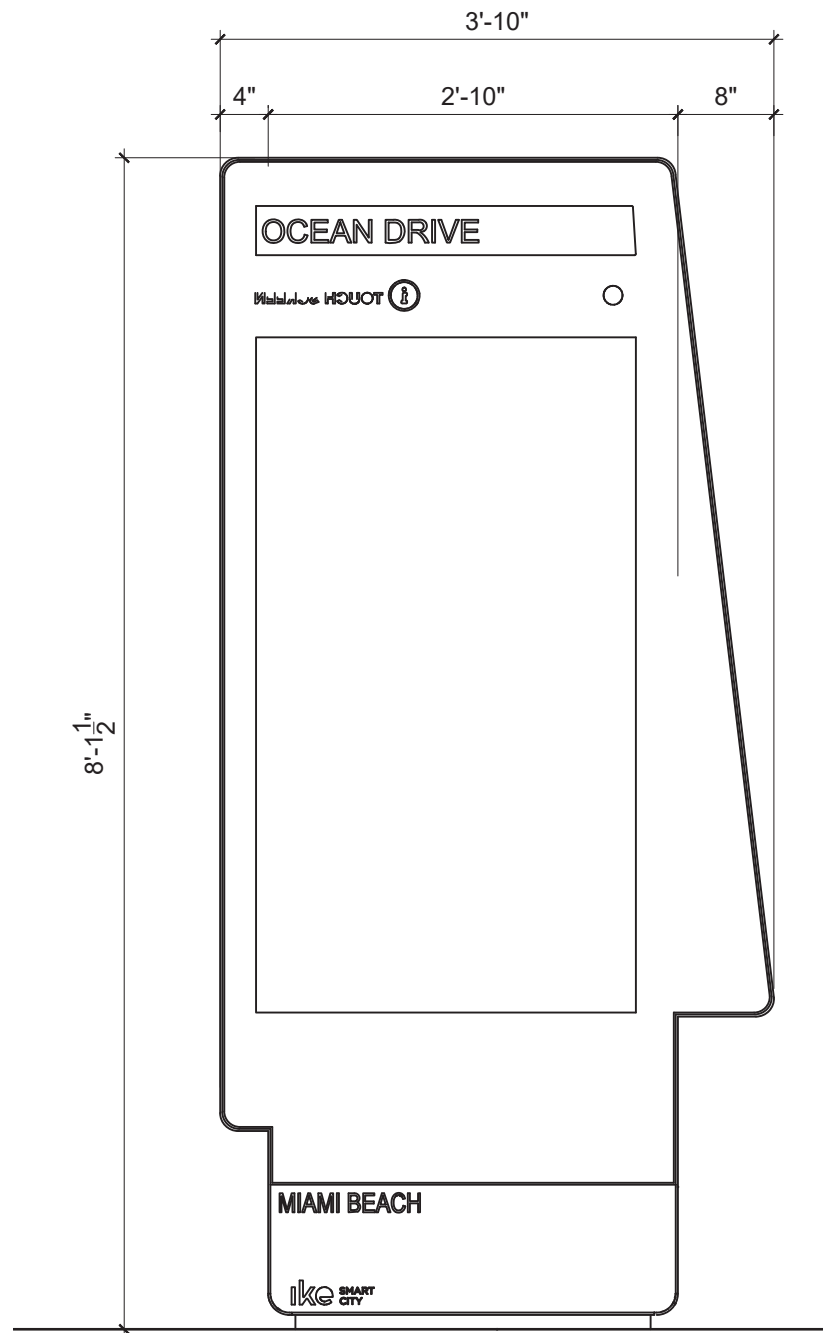


KIOSK ELEVATION - STUDY 'B'
SCALE: $\frac{3}{4}" = 1'-0"$

STUDY 'C'



KIOSK RENDERING - STUDY 'C'
SCALE: NTS

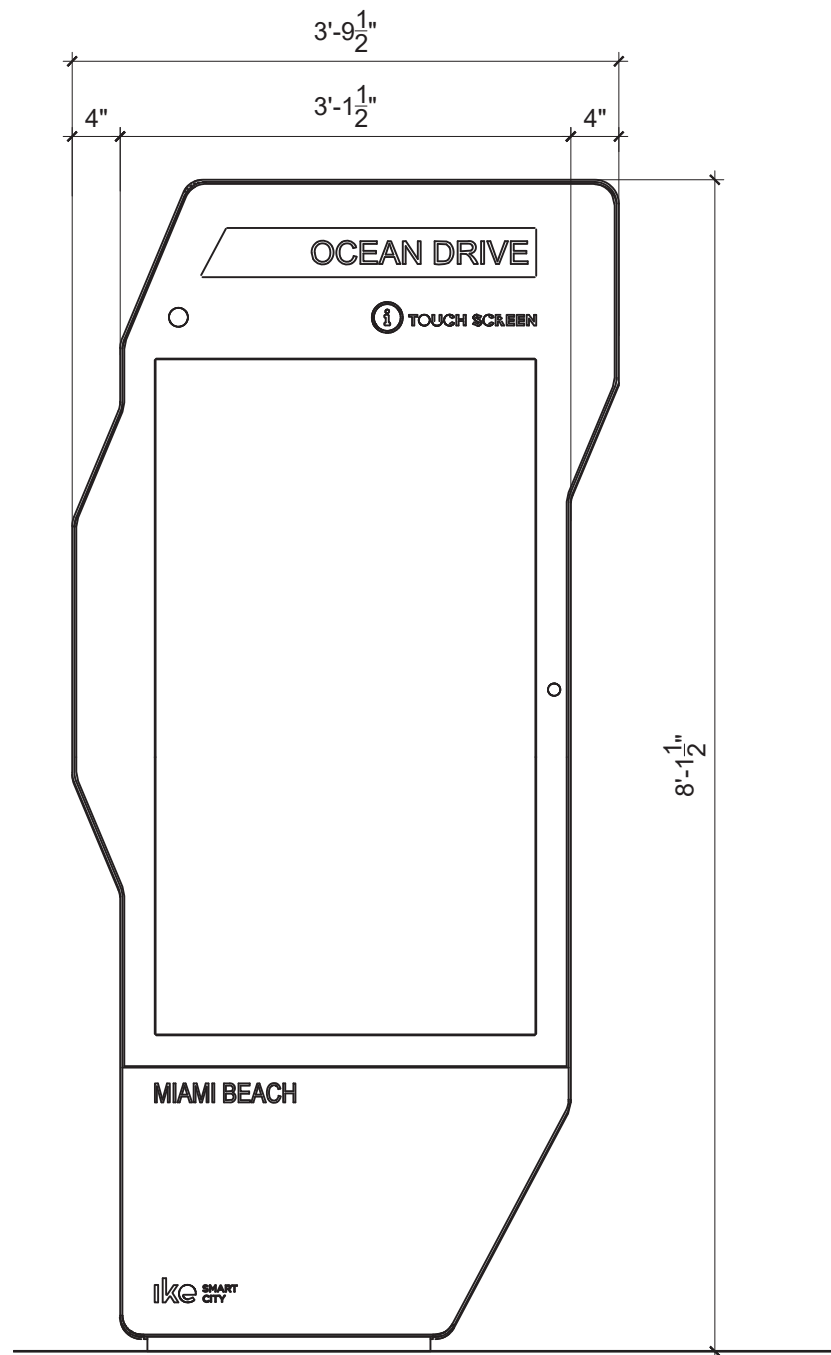


KIOSK ELEVATION - STUDY 'C'
SCALE: $\frac{3}{4}" = 1'-0"$

FINAL DESIGN 'D'



KIOSK RENDERING - FINAL DESIGN 'D'
SCALE: NTS



FINAL DESIGN 'D' - ALTERNATE, NEUTRAL



KIOSK RENDERING - FINAL DESIGN 'D' ALTERNATE, NEUTRAL
SCALE: NTS



KIOSK ELEVATION - FINAL DESIGN 'D' ALTERNATE, NEUTRAL
SCALE: NTS

FINAL DESIGN 'D' - ALTERNATE, ENHANCED COLORS

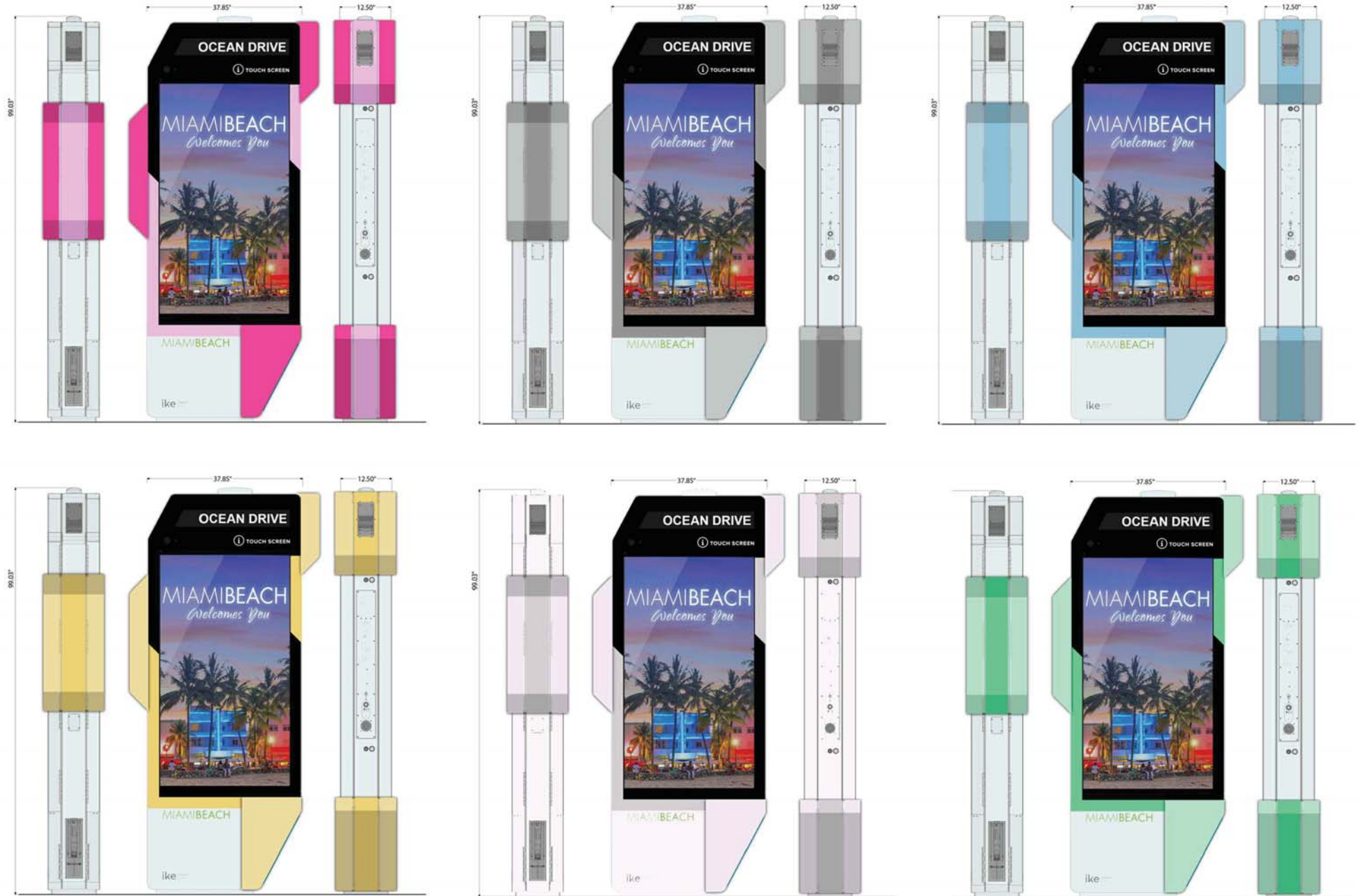


KIOSK RENDERING - FINAL DESIGN 'D' ALTERNATE, ENHANCED COLORS
SCALE: NTS



KIOSK ELEVATION - FINAL DESIGN 'D' ALTERNATE, ENHANCED COLORS
SCALE: NTS

FINAL DESIGN 'D' - ALTERNATE, COLOR VARIATIONS



KIOSK ELEVATION - FINAL DESIGN 'D' ALTERNATE, COLOR VARIATIONS
SCALE: NTS