

# MIAMIBEACH

## PLANNING DEPARTMENT

### Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members  
Historic Preservation Board

DATE: December 16, 2025

FROM: Thomas R. Mooney, AICP  
Planning Director

<sup>DS</sup>  
 For TRM

SUBJECT: HPB25-0678, **Jefferson Avenue (from 6th Street to 11th Street) and 13th Street (from Meridian Avenue to Washington Avenue) - Slow Streets 2.0.**

An application has been filed requesting a Certificate of Appropriateness for street improvements associated with the introduction of protected bicycle lanes, including traffic calming devices, curb extensions, and vertical path dividers.

#### **STAFF RECOMMENDATION**

Approval of the Certificate of Appropriateness with conditions.

#### **BACKGROUND**

The Transportation and Mobility Department previously prepared Slow Streets concepts for the Flamingo Park area in South Beach and the Biscayne Beach neighborhood in North Beach, incorporating community outreach and feedback into the design process. The Flamingo Park Neighborhood Association endorsed the pilot effort, and coordination with Miami-Dade County was conducted to obtain required approvals. Subsequently, the pilot in Flamingo Park was authorized for a one-month period, from October 21 through November 21, 2020, maintaining two-way traffic on Meridian and Euclid Avenues while designating Meridian Avenue as a Slow Street.

On October 14, 2020, the City Commission adopted Resolution No. 2020-31465, approving the pilot project based on the recommendation of the Neighborhood and Quality of Life Committee. The Committee emphasized the need for flexibility to modify elements of the program if unforeseen challenges or negative impacts emerge.

Phase 1 included improvements on Jefferson Avenue (5th to 11th Streets) and 13th Street (Lenox to Washington Avenues), incorporating features such as bicycle infrastructure, curb extensions, traffic diverters, speed mitigation devices, and signage.

#### **THE PROJECT**

The applicant has submitted plans entitled "Temporary signage and pavement markings design on Jefferson Avenue from 11 street to 5 Street and 13 Street from Meridian Avenue to Washington Avenue Pilot Program", as prepared by **Alta & Street Plans**, dated October 31, 2024.

#### **COMPLIANCE WITH ZONING CODE**

A preliminary review of the project indicates that the application appears to be consistent with the applicable provisions of the Land Development Regulations of the City Code (LDRs). This shall not be considered final zoning review or approval.

These and all zoning matters shall require final review and verification by the Zoning Administrator prior to the issuance of a Building Permit.

### **CONSISTENCY WITH 2040 COMPREHENSIVE PLAN**

A preliminary review of the project indicates that the proposed use is **consistent** with the Future Land Use Map of the Comprehensive Plan.

### **COMPLIANCE WITH SEA LEVEL RISE AND RESILIENCY REVIEW CRITERIA**

Section 7.1.2.4(a)(i) of the Land Development Regulations establishes review criteria for sea level rise and resiliency that must be considered as part of the review process for board orders. The following is an analysis of the request based upon these criteria:

- A. A recycling or salvage plan for partial or total demolition shall be provided.  
**Not Applicable**
- B. Windows that are proposed to be replaced shall be hurricane proof impact windows.  
**Not Applicable**
- C. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.  
**Not Applicable**
- D. Resilient landscaping (salt tolerant, highly water-absorbent, native or Florida friendly plants) shall be provided, in accordance with Chapter 4 of the Land Development Regulations.  
**Not Applicable**
- E. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional Climate Change Compact. The applicant shall also specifically study the land elevation of the subject property and the elevation of surrounding properties.  
**Not Applicable**
- F. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-ways and adjacent land and shall provide sufficient height and space to ensure that the entry ways and exits can be modified to accommodate a higher street height of up to three (3) additional feet in height.  
**Not Applicable**
- G. In all new projects, all critical mechanical and electrical systems shall be located above base flood elevation. Due to flooding concerns, all redevelopment projects shall, whenever practicable, and economically reasonable, move all critical mechanical and electrical systems to a location above base flood elevation.  
**Not Applicable**
- H. Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.

**Not Applicable**

- I. When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet or dry flood proofing systems will be provided in accordance with Chapter of 54 in General Ordinances.

**Not Applicable**

- J. In all new projects, water retention systems shall be provided.

**Not Applicable**

- K. Cool pavement materials or porous pavement materials shall be utilized.

**Satisfied**

- L. The project design shall minimize the potential for a project causing a heat island effect on site.

**Satisfied**

**COMPLIANCE WITH CERTIFICATE OF APPROPRIATENESS CRITERIA**

A decision on an application for a certificate of appropriateness shall be based upon the following:

- 1. Evaluation of the compatibility of the physical alteration or improvement with surrounding properties and where applicable, compliance with the following criteria pursuant to section 2.13.7(d)(ii)(1) of the Land Development Regulations (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

- a. The Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings may be amended from time to time.

**Not Applicable**

- b. The Secretary of Interior's Standards for Reconstruction as may be amended from time to time.

**Not Applicable**

- c. Other guidelines/policies/plans adopted or approved by resolution or ordinance by the city commission.

**Satisfied**

The Secretary of Interior's Guidelines for Rehabilitation are intended as an aid to assist in applying the Secretary of Interior's Standards but are not binding on their own and are not meant to give case-specific advice or to address exceptions of unusual conditions.

- 2. The examination of architectural drawings for consistency with the criteria pursuant to section 2.13.7(d)(ii)(2) of the Land Development Regulations and stated below, with regard to the aesthetics, appearances, compatibility, safety, and function of any new or existing structure, public interior space and physical attributes of the project in relation to the site, adjacent structures and properties, and surrounding community. The criteria referenced above are as follows (it is recommended that the listed criteria be found Satisfied, Not Satisfied or Not Applicable, as so noted):

- a. The location of all existing and proposed buildings, drives, parking spaces, walkways, means of ingress and egress, drainage facilities, utility services, landscaping structures, signs, and lighting and screening devices.  
**Not Applicable**
- b. The dimensions of all buildings, structures, setbacks, parking spaces, floor area ratio, height, lot coverage and any other information that may be reasonably necessary to determine compliance with the requirements of the underlying zoning district, and any applicable overlays, for a particular application or project.  
**Not Applicable**
- c. The color, design, surface finishes and selection of landscape materials and architectural elements of the exterior of all buildings and structures and primary public interior areas for developments requiring a building permit.  
**Not Applicable**
- d. The proposed structure, or additions to an existing structure are appropriate to and compatible with the environment and adjacent structures, and enhance the appearance of the surrounding properties, or the purposes for which the district was created.  
**Not Applicable**
- e. The design and layout of the proposed site plan, as well as all new and existing buildings and public interior spaces shall be reviewed so as to provide an efficient arrangement of land uses. Particular attention shall be given to safety, crime prevention and fire protection, relationship to the surrounding neighborhood, impact on preserving historic character of the neighborhood and district, contiguous and adjacent buildings and lands, pedestrian sight lines and view corridors.  
**Not Applicable**
- f. Pedestrian and vehicular traffic movement within and adjacent to the site shall be reviewed to ensure that clearly defined, segregated pedestrian access to the site and all buildings is provided for and that any driveways and parking spaces are usable, safely and conveniently arranged and have a minimal impact on pedestrian circulation throughout the site. Access to the site from adjacent roads shall be designed so as to interfere as little as possible with vehicular traffic flow on these roads and pedestrian movement onto and within the site, as well as permit both pedestrians and vehicles a safe ingress and egress to the site.  
**Not Applicable**
- g. Lighting shall be reviewed to ensure safe movement of persons and vehicles and reflection on public property for security purposes and to minimize glare and reflection on adjacent properties and consistent with a city master plan, where applicable.  
**Not Applicable**
- h. Landscape and paving materials shall be reviewed to ensure an adequate relationship with and enhancement of the overall site plan design.

### **Satisfied**

- i. Buffering materials shall be reviewed to ensure that headlights of vehicles, noise, and light from structures are adequately shielded from public view, adjacent properties and pedestrian areas.  
**Not Applicable**
- j. Any proposed new structure shall have an orientation and massing which is sensitive to and compatible with the building site and surrounding area and which creates or maintains important view corridor(s).  
**Not Applicable**
- k. All buildings shall have, to the greatest extent possible, space in that part of the ground floor fronting a sidewalk, street or streets which is to be occupied for residential or commercial uses; likewise, the upper floors of the pedestal portion of the proposed building fronting a sidewalk street, or streets shall have residential or commercial spaces, or shall have the appearance of being a residential or commercial space or shall have an architectural treatment which shall buffer the appearance of a parking structure from the surrounding area and is integrated with the overall appearance of the project.  
**Not Applicable**
- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.  
**Not Applicable**
- m. All portions of a project fronting a street or sidewalk shall incorporate an amount of transparency at the first level necessary to achieve pedestrian compatibility.  
**Not Applicable**
- n. The location, design, screening and buffering of all required service bays, delivery bays, trash and refuse receptacles, as well as trash rooms shall be arranged so as to have a minimal impact on adjacent properties.  
**Not Applicable**

### **STAFF ANALYSIS**

The Slow Streets 1.0 program was initiated in 2020 to address shifts in mobility patterns and minimize vehicular traffic within residential neighborhoods. The initiative focused on enhancing conditions for pedestrians and cyclists by discouraging cut-through traffic and temporarily reallocating roadway space to support active transportation. As part of the implementation, temporary traffic control measures including informational signage and pavement markings were installed to communicate reduced speed expectations and designate shared street areas.

The Transportation & Mobility Department is requesting a Certificate of Appropriateness for streetscape elements associated with the Slow Streets 2.0 project in the Flamingo Park Neighborhood. The proposed improvements include the installation of vertical path delineators and painted curb extensions as part of the City's first two-way cycle track along Jefferson Avenue between 6th Street and 11th Street. Additional K71 bollards and painted curb extensions are also

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planned on 13th Street from Meridian Avenue to Washington Avenue.

Slow Streets 2.0 builds upon the initial Slow Streets 1.0 program launched in 2020, which successfully reduced vehicle speeds but received feedback regarding its visual appearance. In response, Slow Streets 2.0 emphasizes an enhanced aesthetic using durable, contemporary traffic control features designed to complement the streetscape and avoid the deterioration seen with traditional white delineators. The design received approval and permitting from the Miami-Dade County Department of Transportation and Public Works to ensure compliance with County traffic standards. A comprehensive City review also occurred, with all interdepartmental comments resolved.

The proposed street enhancements include the installation of green-painted shared crosswalk areas located between existing crosswalk striping and a 6-inch yellow stripe will be utilized to clearly delineate the two-way bicycle paths. The previously proposed artistic pavement treatments have been removed and shared lane markings will be installed along Jefferson Avenue and 13th Street to assist pedestrians and indicate bicycle crossing locations. For safety measures, a precast concrete curb is proposed to provide a physical buffer between vehicular traffic and cyclists. Rubberized speed cushions will also be placed throughout the corridor to support traffic-calming efforts.

Overall, the project incorporates significant aesthetic upgrades designed to enhance the pedestrian environment along Jefferson Avenue and 13th Street while promoting a safer and more accessible multimodal corridor. Staff recommends approval of the application.

### **RECOMMENDATION**

In view of the foregoing analysis, staff recommends that the request for a Certificate of Appropriateness be **approved**, subject to the conditions enumerated in the attached draft Order.

**HISTORIC PRESERVATION BOARD**  
**City of Miami Beach, Florida**

MEETING DATE: December 16, 2025

PROPERTY/FOLIO: Jefferson Avenue (from 6th Street to 11th Street) and 13th Street (from Meridian Avenue to Washington Avenue) - Slow Streets 2.0.

FILE NO: HPB25-0678

APPLICANT: City of Miami Beach

IN RE: An application for a Certificate of Appropriateness for street improvements associated with the introduction of protected bicycle lanes, including traffic calming devices, curb extensions, and vertical path dividers.

**ORDER**

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

**I. Certificate of Appropriateness**

- A. The subject site is located within the Flamingo Park Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted:
  - 1. Is consistent with Sea Level Rise and Resiliency Review Criteria in Section 7.1.2.4(a)(i) of the Land Development Regulations.
  - 2. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(1) of the Land Development Regulations.
  - 3. Is consistent with Certificate of Appropriateness Criteria in section 2.13.7(d)(ii)(2) of the Land Development Regulations.
  - 4. Is consistent with Certificate of Appropriateness in section 2.13.7(d)(ii)(3) of the Land Development Regulations.
- C. The project would remain consistent with the criteria and requirements of sections 2.13.7(d) of Land Development Regulations if the following conditions are met:
  - 1. Revised elevation, site plan and floor plan drawings shall be submitted and, at a minimum, such drawings shall incorporate the following:
    - a. The final design details and exterior surface colors, shall be subject to the review

and approval of staff.

- b. Final details of all exterior surface finishes and materials shall be submitted, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.

**In accordance with section 2.2.4.8(c) of the Land Development Regulations the applicant, the City Manager, Miami Design Preservation League, Dade Heritage Trust, or an affected person may appeal the Board's decision on a Certificate of Appropriateness to a special magistrate appointed by the City Commission.**

## **II. Variance(s)**

- A. No Variances have been requested as part of this application.

**The decision of the Board regarding variances shall be final and there shall be no further review thereof except by resort to a court of competent jurisdiction by petition for writ of certiorari.**

## **III. General Terms and Conditions applying to both 'I. Certificate of Appropriateness' and 'II. Variances' noted above.**

- A. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit and shall be located immediately after the front cover page of the permit plans.
- B. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- C. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended and adopted by the Board, that the application is GRANTED for the above-referenced project subject to those certain conditions specified in Paragraph I, II, III of the Findings of Fact, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans entitled "Temporary signage and pavement markings design on Jefferson Avenue from 11 street to 5 Street and 13 Street from Meridian Avenue to Washington Avenue Pilot Program", **as prepared by Alta & Street Plans, dated October 31<sup>st</sup>, 2024** as approved by the Historic Preservation Board, as determined by staff.

When requesting a permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order. No permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Order, have been met.

The issuance of the approval does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original approval was granted, the application will expire and become null and void, unless the applicant makes an application to the Board for an extension of time, in accordance with the requirements and procedures of section 2.13.7 of the Land Development Regulations; the granting of any such extension of time shall be at the discretion of the Board. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), the application will expire and become null and void.

Dated \_\_\_\_\_.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY: \_\_\_\_\_  
Michael A. Belush, AICP  
Planning & Design Officer  
FOR THE CHAIR

STATE OF FLORIDA            )  
                                          )SS  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_ by Michael A. Belush, Planning & Design Officer, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.

\_\_\_\_\_  
NOTARY PUBLIC  
Miami-Dade County, Florida  
My commission expires:\_\_\_\_\_

Approved As To Form:  
City Attorney's Office: \_\_\_\_\_ ( )

Filed with the Clerk of the  
Historic Preservation Board on \_\_\_\_\_ ( )

DRAFT