

1651 Washington Avenue

Historic Preservation Board

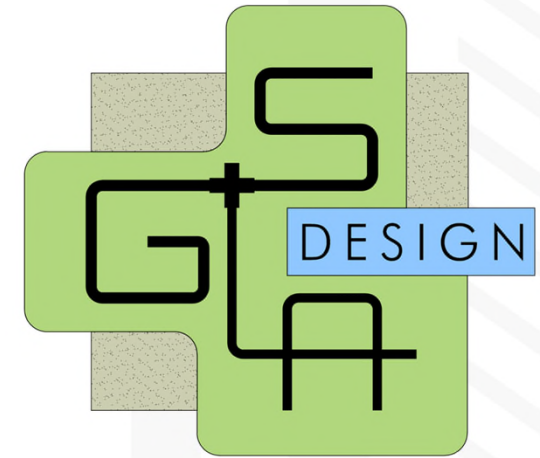
Electronic Murals (**HPB25-0675**)

December 16, 2025



BERCOW
RADELL
FERNANDEZ
LARKIN +
TAPANES
ZONING, LAND USE AND
ENVIRONMENTAL LAW

Team



GARDNER + SEMLER
LANDSCAPE ARCHITECTURE

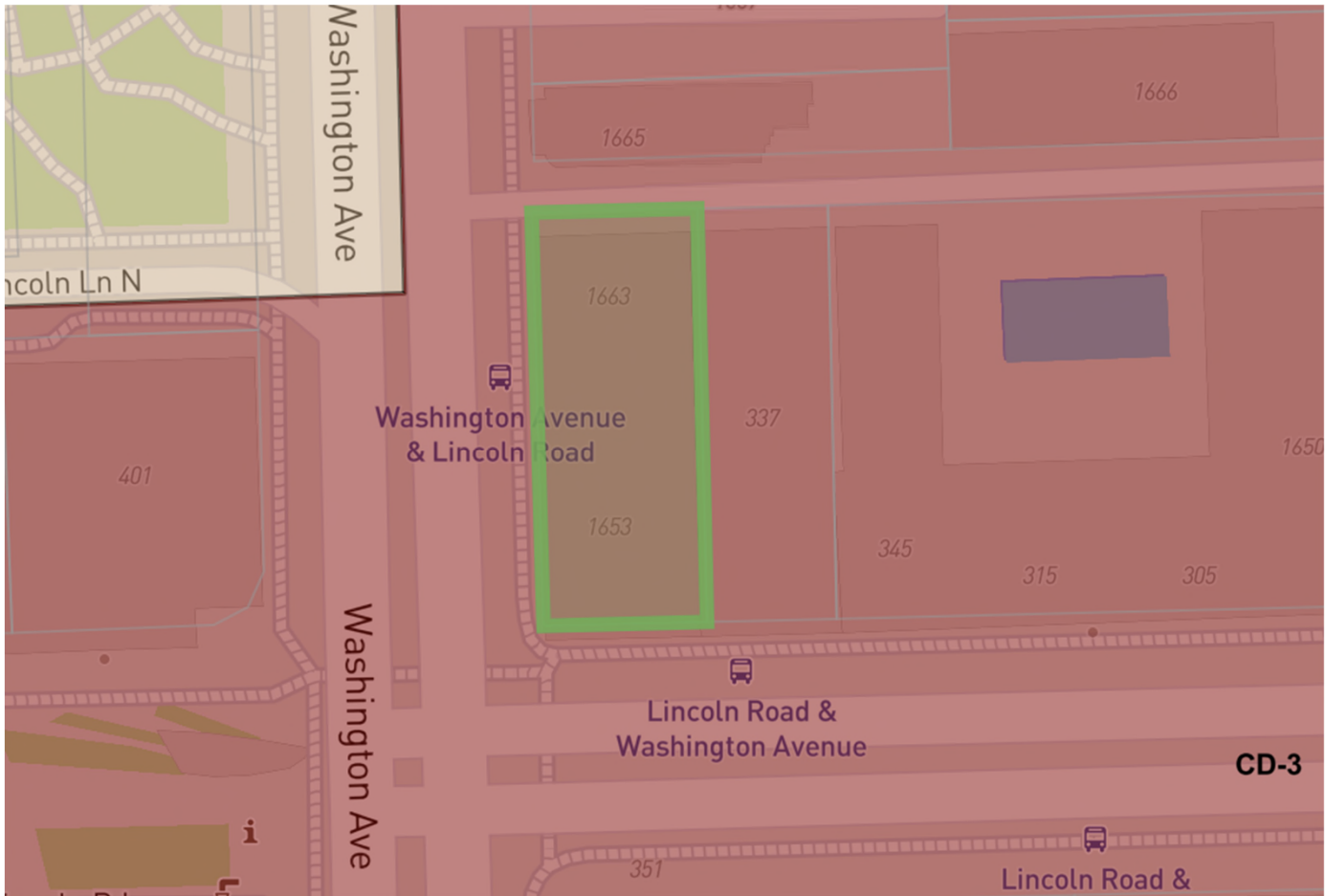
2050C ROOFTOP



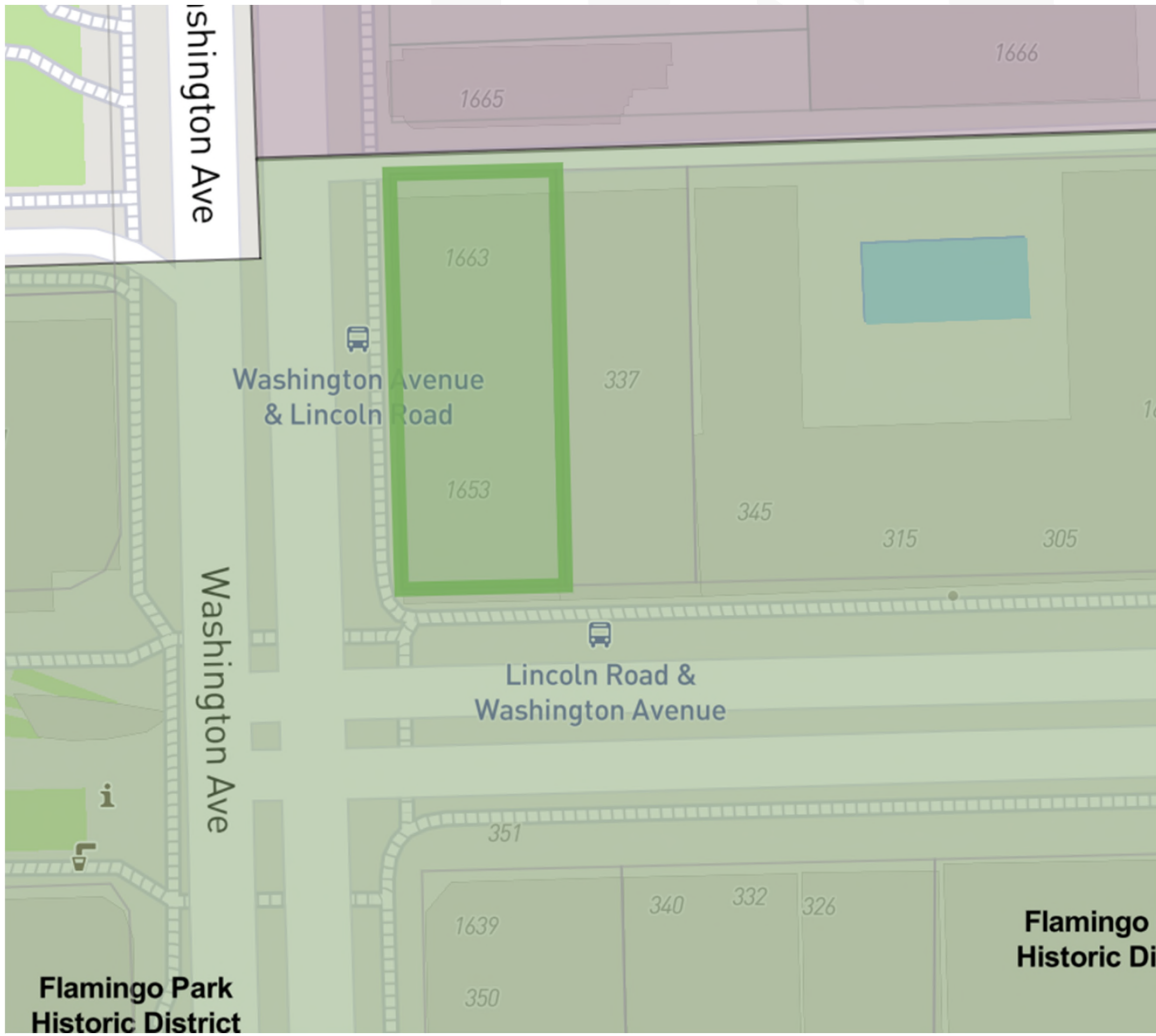
Aerial: 1651 Washington Avenue



Zoning: Commercial, High Intensity (CD-3)



Historic Designation: Flamingo Park Historic District



Request

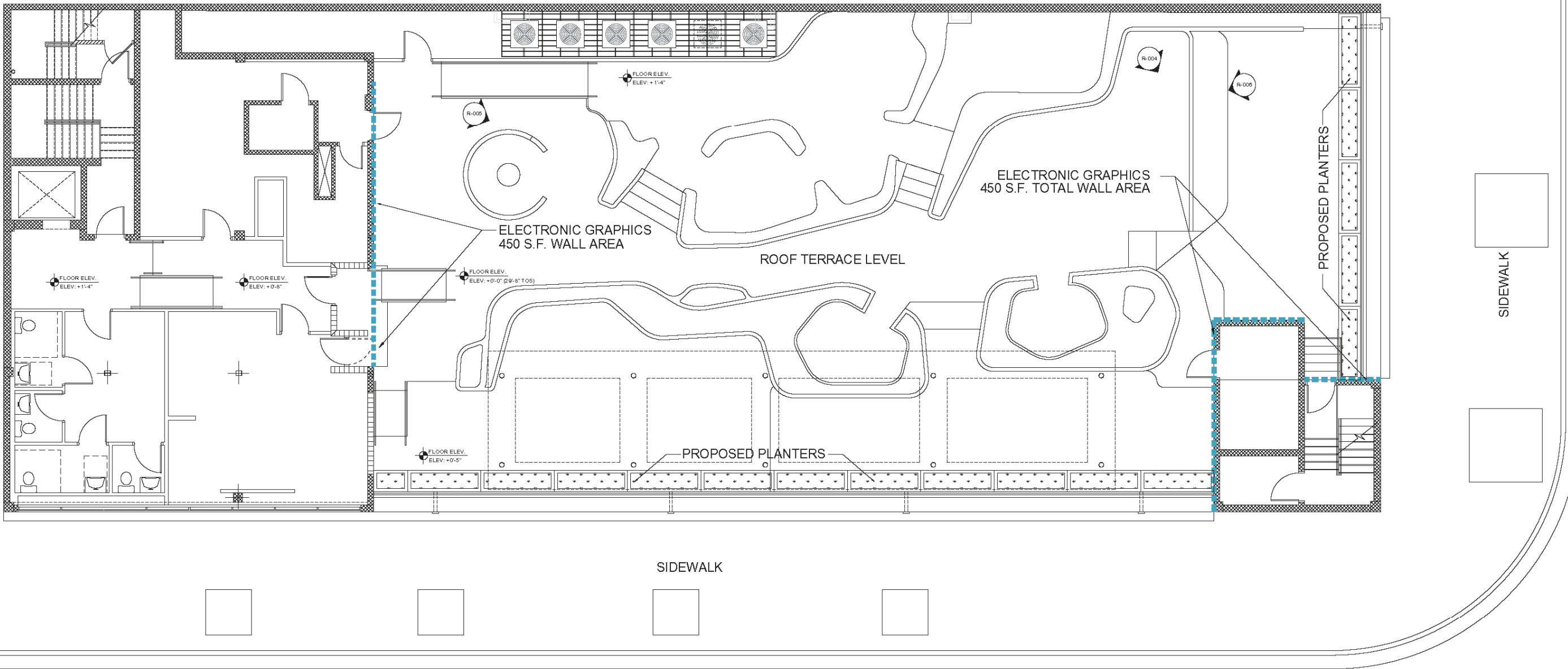
- We respectfully request Historic Preservation Board approval of proposed non-commercial electronic murals featuring moving images.

Resiliency Code

6.2.11 Non-commercial graphics and images – electronic

- a) **Unless moving images are approved by the design review board or historic preservation board, as applicable, only still, non-moving, murals, graphics or images shall be permitted.**
- b) The maximum number of electronic murals, graphics or images shall not exceed two per property.
- c) The maximum size of an electronic mural, graphic or image shall not exceed 100 square feet, unless approved by resolution adopted by a majority vote of the city commission.
- d) All such electronic murals, graphics or images shall only be permitted in commercial or mixed-use districts and shall not be visible from the right-of-way.
- e) A minimum distance separation of 1,500 feet shall be required from properties with electronic murals, graphics or images.
- f) All such electronic murals, graphics or images shall either be reduced in illumination to a maximum of 250 nits or be turned off between the hours of 12:00 a.m. and 7:00 a.m., seven days a week.
- g) There shall be no variances from the provisions of this section 6.2.11.

Proposed Roof Level Mural Projection



R-002

WASHINGTON AVENUE

R-001

PROPOSED ROOF LEVEL
SCALE 3/16" = 1'-0"

Rendering – Rooftop View North



Rendering – Rooftop View South



Rendering – Rooftop View South

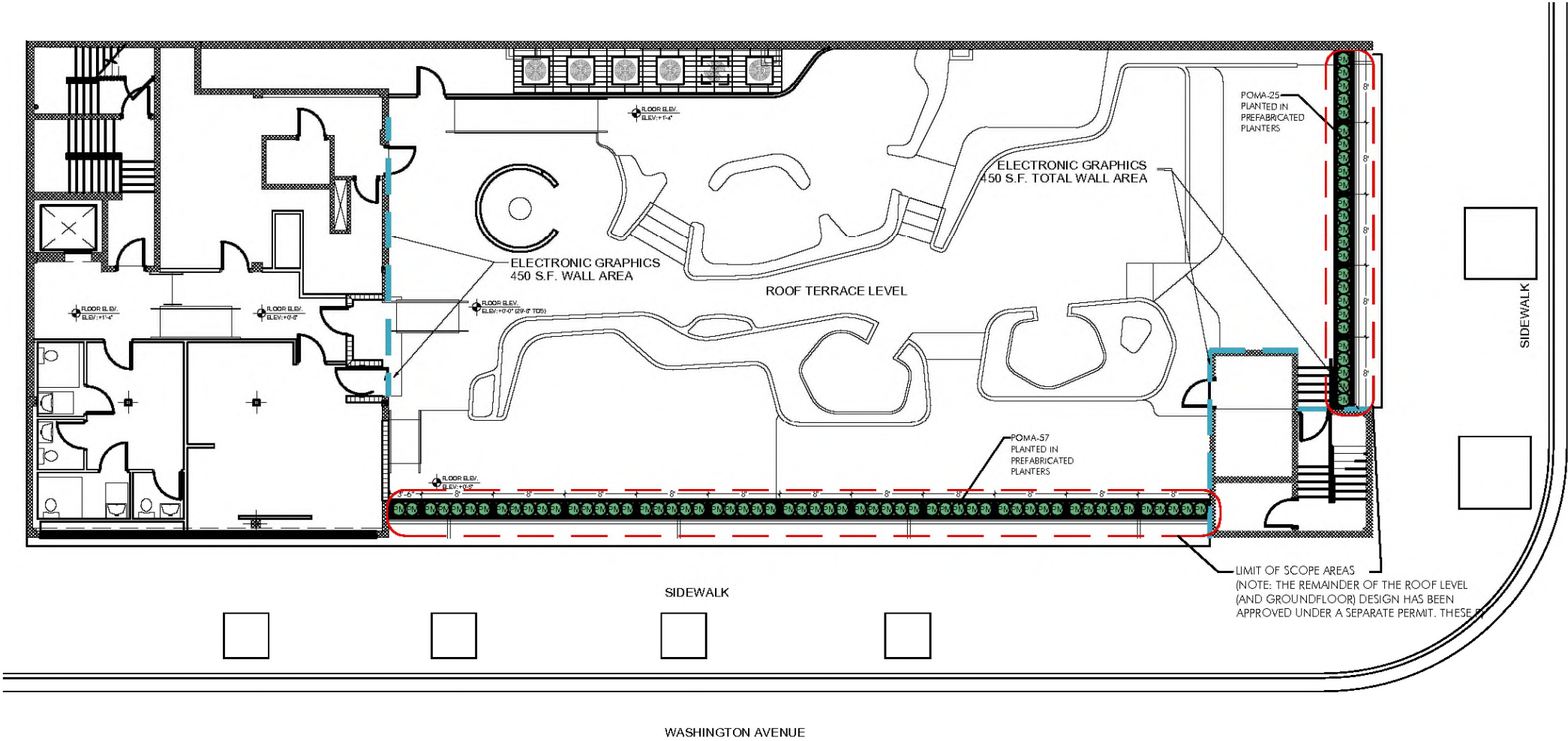


Planting Plan for Vegetative Screening

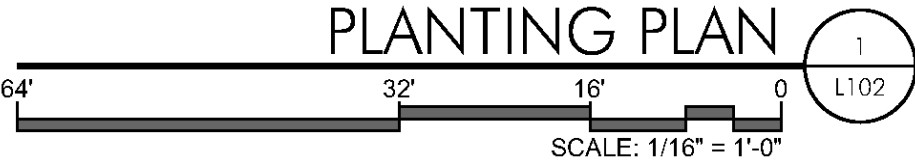
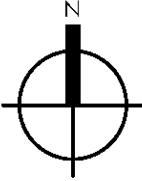


PODOCARPUS MACROPHYLLUS
6' TALL, 18" SPREAD ACCEPTABLE EXAMPLE PHOTO

PLANT LIST				
SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
POMA	Podocarpus macrophylla ...Podocarpus	82	ea.	6' tall x 18" spread, full bodied
MISCELLANEOUS				
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	32	c.y.	backfill to the top of planters
	Shredded Melaleuca Mulch	3	c.y.	3" layer in all shrub beds

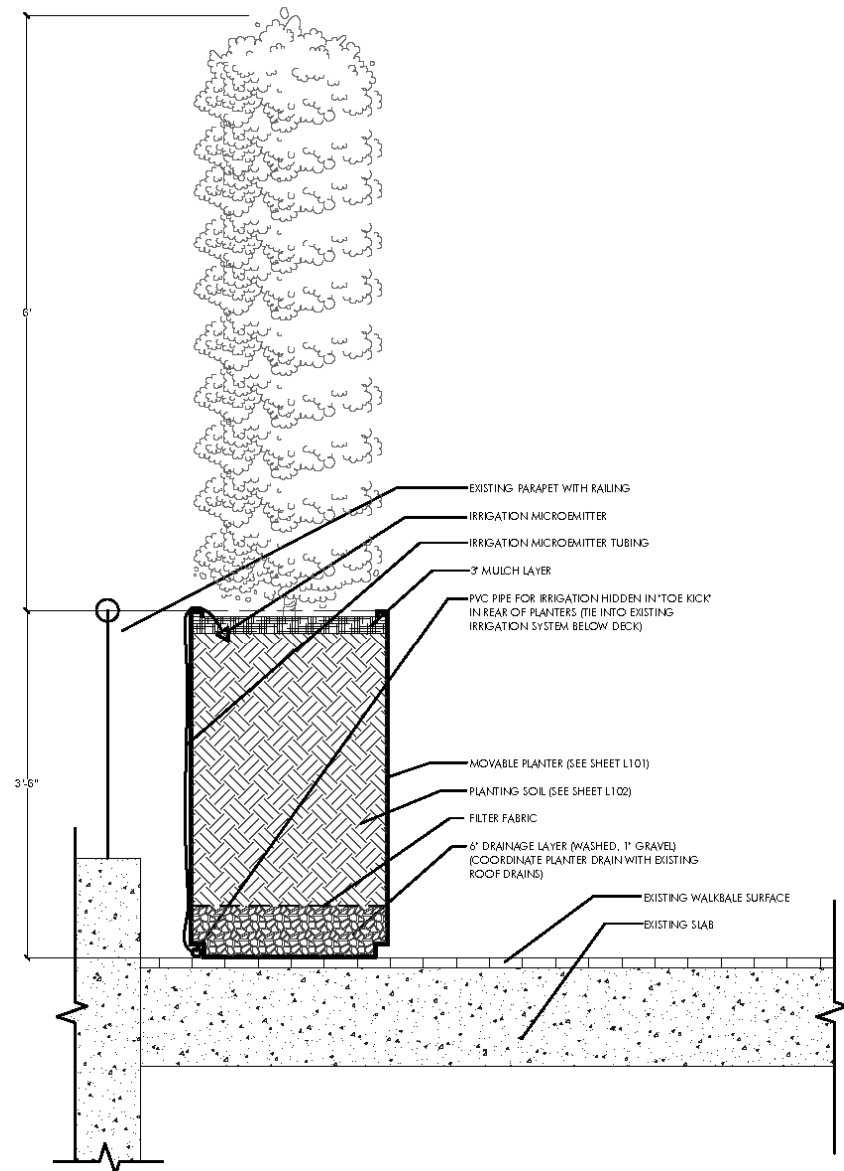


NOTE: THE REMAINDER OF THE ROOF LEVEL (AND GROUND FLOOR) DESIGN HAS BEEN APPROVED UNDER A SEPARATE PERMIT. THESE PLANS ARE TO ADDRESS THE CITY'S REQUEST TO BUFFER THE ELECTRONIC GRAPHICS PROPOSED ON THE WALLS AS NOTED ON THE PLAN. TO MEET THIS REQUIREMENT, PREFABRICATED PLANTERS WITH A 42" HEIGHT ARE PROPOSED WITH A 6' TALL PODOCARPUS HEDGE ALONG THE PERIMETER OF THE ROOFDECK TO PROVIDE A 9.5' VISUAL SCREEN.

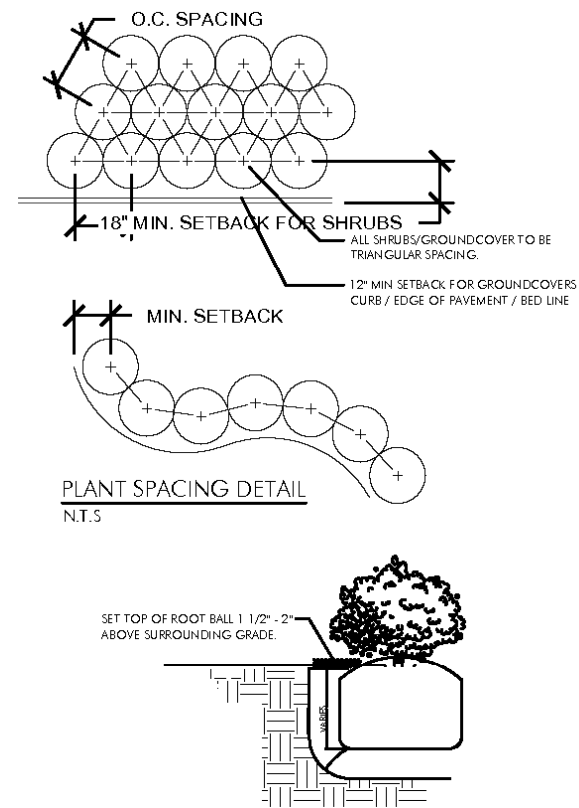


1
L102

Planters



PREFABRICATED PLANTER DETAIL
SCALE: 1" = 1'-0"



SHRUB INSTALLATION DETAIL



RECTANGULAR PLANTER BOX

"WHITE"
POWDERCOAT

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Elevated View from 350 Lincoln Road



VIEW FROM (HEIGHT 56.7')
350 LINCOLN RD LOOKING NORTH



Elevated View from 407 Lincoln Road



VIEW FROM (HEIGHT 86.8')
407 LINCOLN RD LOOKING EAST



View from Lincoln Road (Street Level)



View from Washington Avenue (Street Level)



View from the Corner of Washington Avenue and Lincoln Road



Favorable Staff Recommendation

Staff generally has no objections to the initial concept of the installation of an artistic electronic mural along portions of the exterior facing north and southwest elevation of the proposed mixed-use building, especially when the interventions activate otherwise blank featureless walls. The proposed electronic murals are composed as “electronic noncommercial graphics and images” to display a varying array of artistic digital imagery to be illuminated upon the two (2) large wall(s). The original program and content of the electronic murals has been broken into the north wall and the stairwell along the south side.

Staff recommends that as part of this approval, the Historic Preservation Board provide some latitude in what may be substituted at a later date so that future updates to the murals may be reviewed and approved by staff. In addition, staff believes that the design of the mural is consistent with the overall character of the outdoor landscaped rooftop area fronting Washington Avenue and has no objection to the proposal.

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.

“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.”



Rooftop Mural Renderings



Thank You

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

www.brzoninglaw.com

305.374.5300 office

305.377.6222 fax

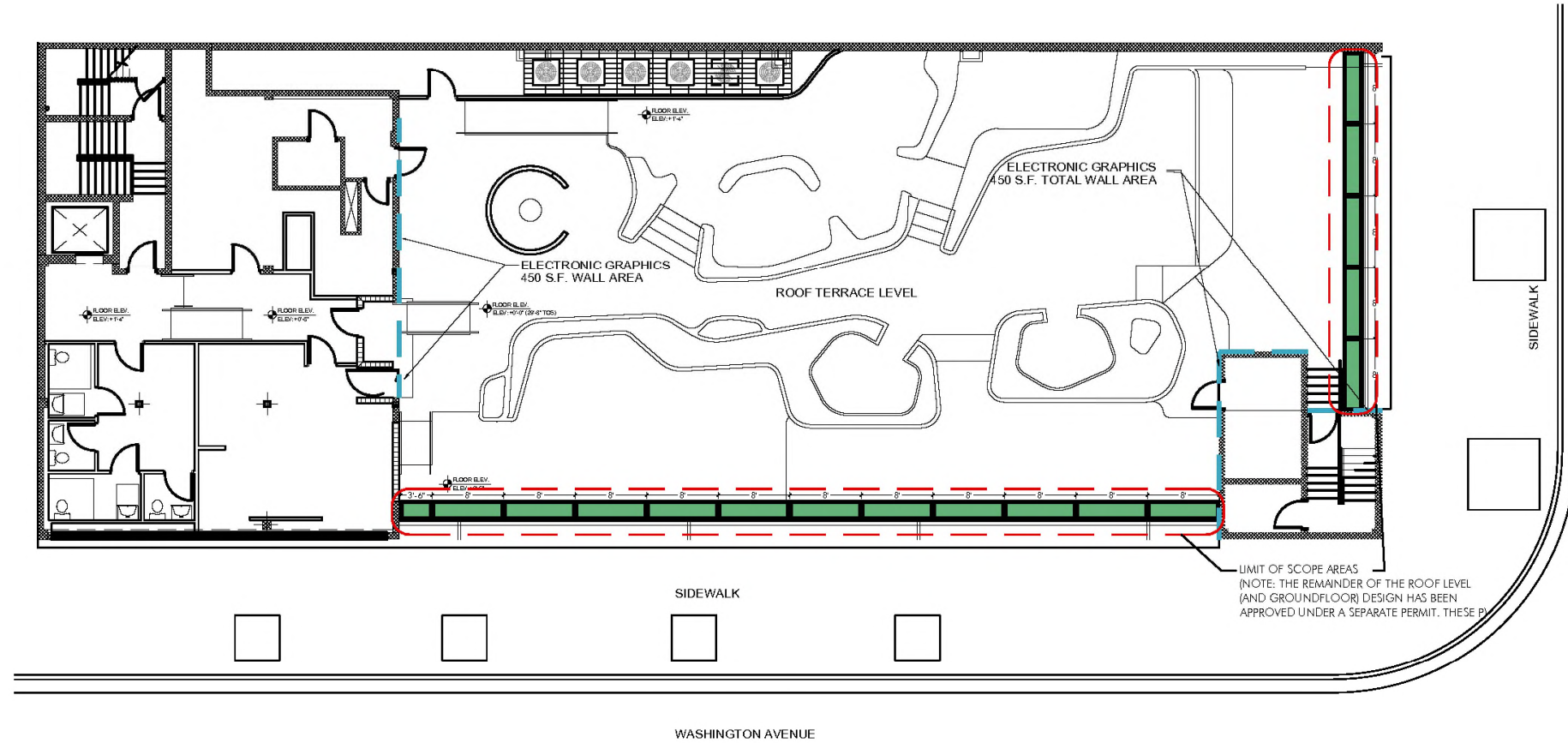
Info@brzoninglaw.com



“Carlos Enguidanos was honored at the Miami-Dade Beacon Council’s annual “Key Ceremony” — receiving the symbolic “Key to Miami-Dade County” in recognition of his investment and contributions to economic development.”



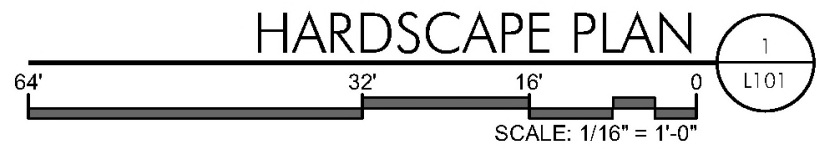
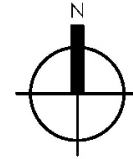
RECTANGULAR PLANTER BOX
"WHITE"
POWDERCOAT



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HARDSCAPE LEGEND

- RECTANGULAR PLANTER BOX by Tournesol
-WVR-AL962442
- "Willshire" powdercoated aluminum planter
- Color: "White"
- x16 ea. @ 42" tall x 24" wide x 96" long, with Toe Kick and drain holes
- x1 ea. @ 42" tall x 24" wide x 42" long, with Toe Kick and drain holes



REVISIONS

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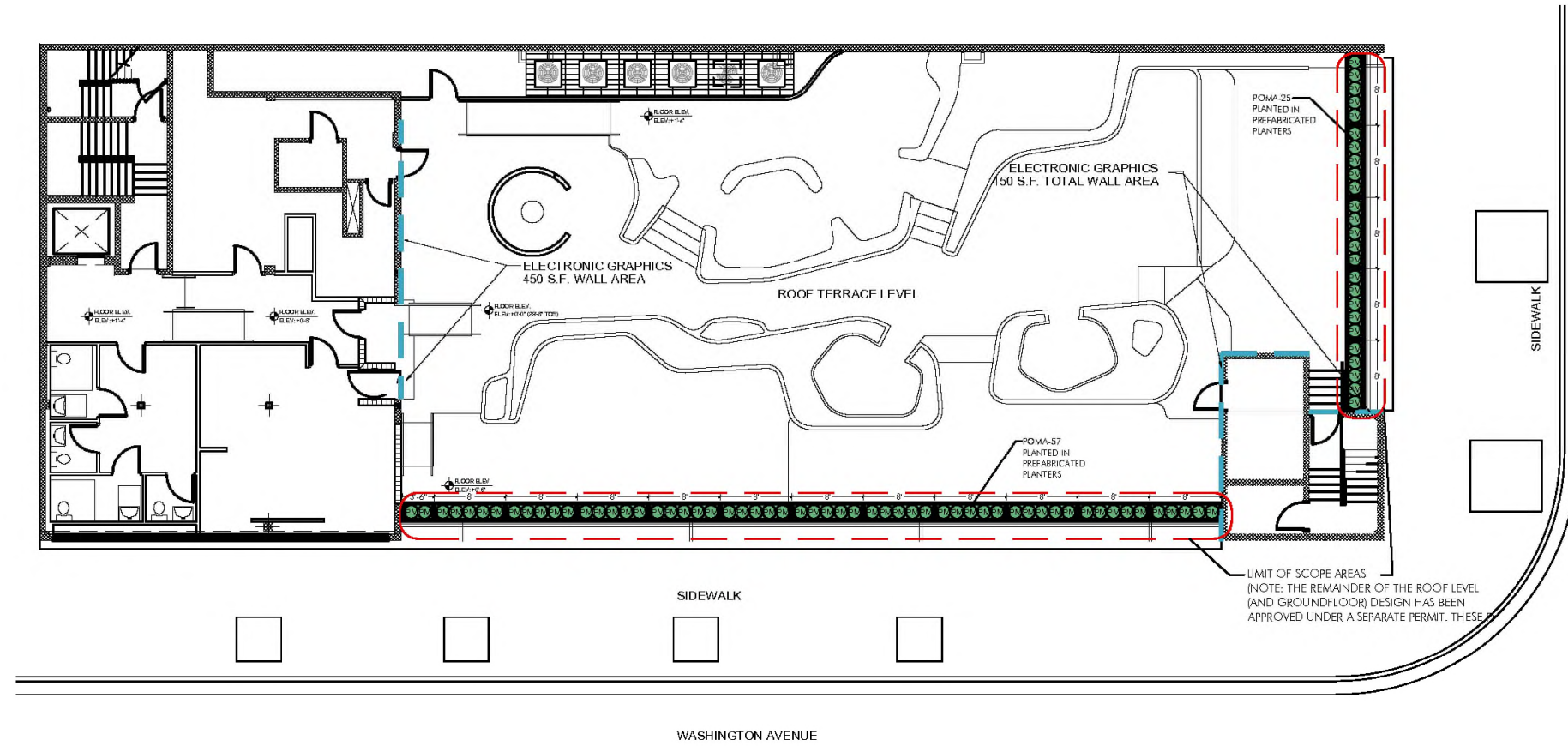
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by Taylor Kiehl
Semler
Date: 2025.10.14
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HARDSCAPE PLAN
DATE: 10/13/2025
SCALE: as noted
SHEET: L101

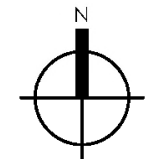


PODOCARPUS MACROPHYLLUS
6' TALL, 18" SPREAD ACCEPTABLE EXAMPLE PHOTO

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SHRUBS				
KEY	PLANT NAME	QTY.	UT.	SIZE
POMA	Podocarpus macrophylla ...Podocarpus	62	ea.	6' tall x 18" spread, full bodied
MISCELLANEOUS				
	Planting Soil: 70% Silica Sand 20% Everglades Muck 10% Shredded Pinebark	32	c.y.	backfill to the top of planters
	Shredded Melaleuca Mulch	3	c.y.	3" layer in all shrub beds



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GARDNER + SEMLER
LANDSCAPE ARCHITECTURE
WWW.GSLDESIGN.COM

DESIGN

17670 NW 78th AVE., SUITE 214
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C O F F I D O R 2 2 6

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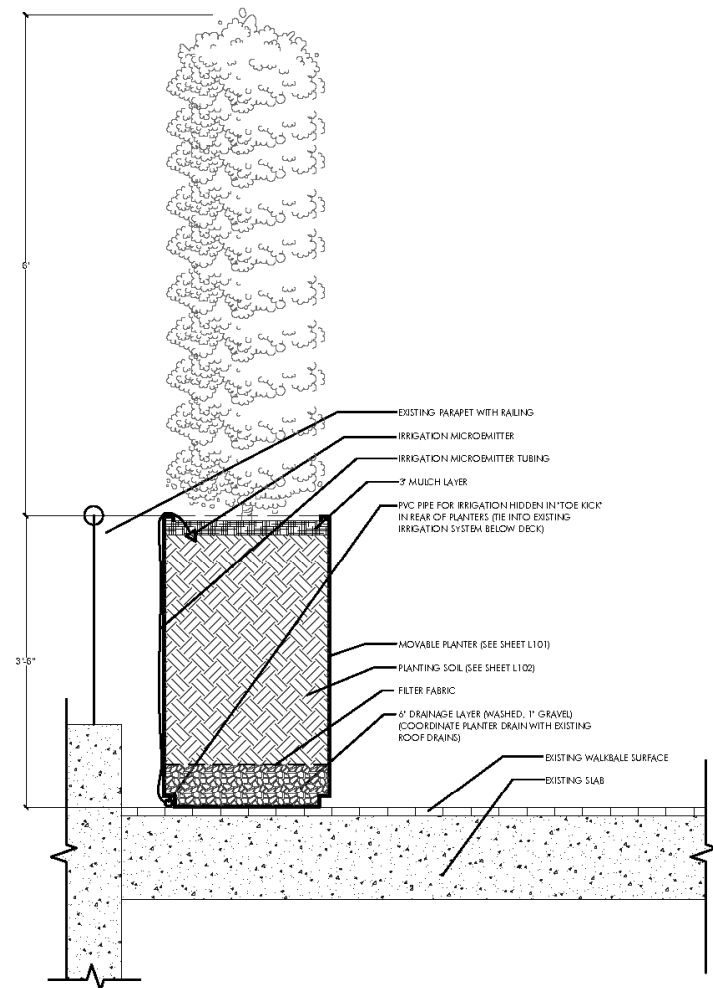
PLANTING PLAN

DATE 10/13/2025

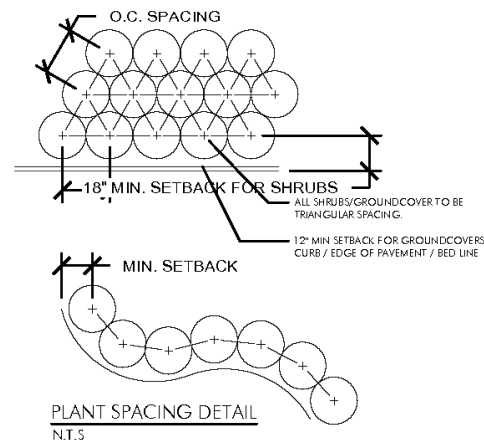
SCALE as noted

SHEET L102

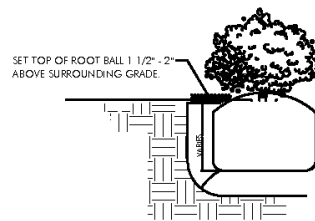
Ken Cardner FL LA #1569
Kiehl Semler FL LA #6667205



PREFABRICATED PLANTER DETAIL
SCALE: 1" = 1'-0"



PLANT SPACING DETAIL
N.T.S.



SHRUB INSTALLATION DETAIL

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**PLANTING
DETAILS**

DATE 10/13/2025
SCALE as noted
SHEET L501

Ken Gardner FL LA #1569
Kiah Semler FL LA #6667205

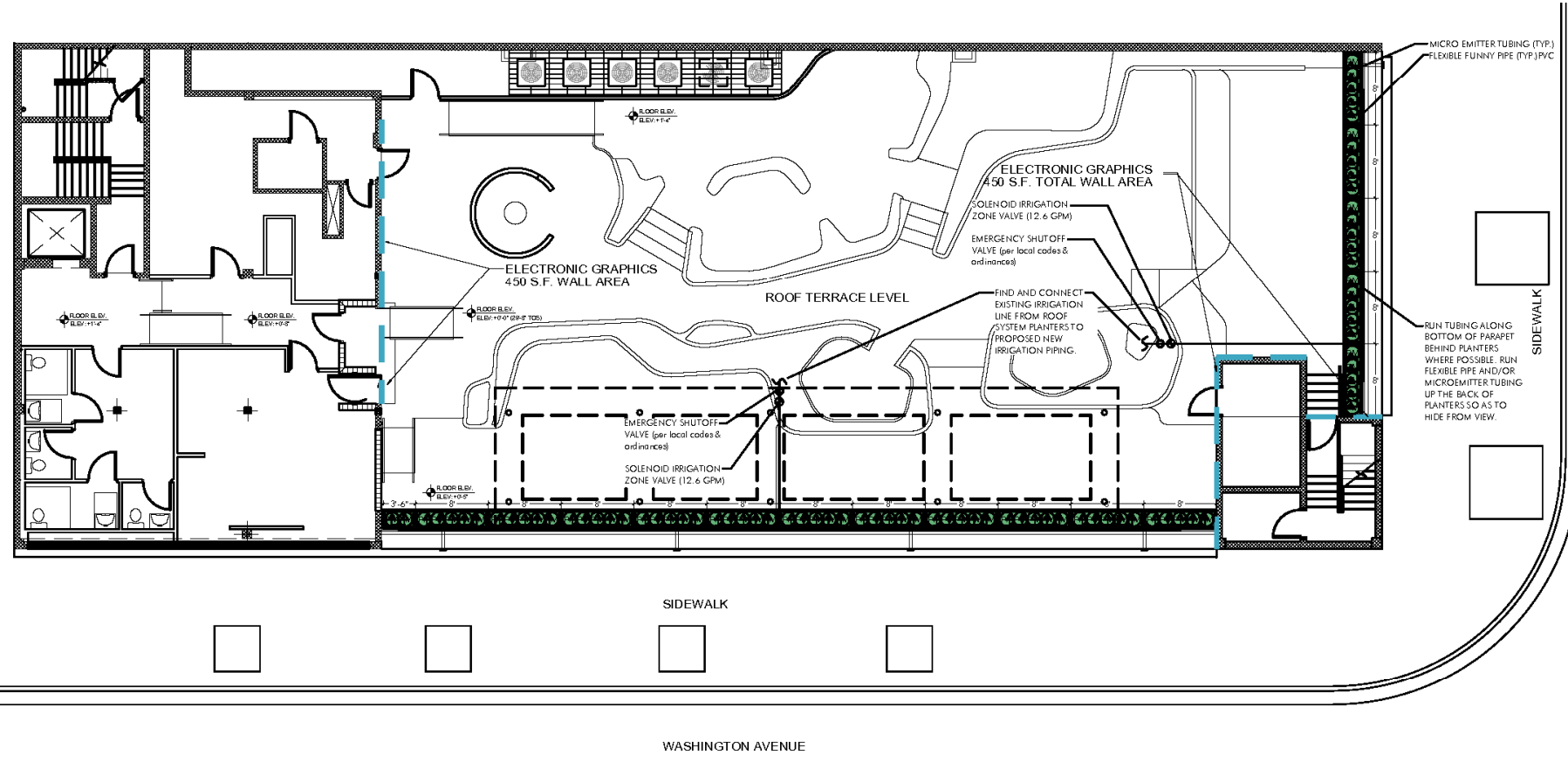
IRRIGATION MATERIALS LIST

KEY	ITEM	QTY.
—————	PVC laterals & mains shall be schedule 40 PVC on First floor and Copper on upper floors	as req.
=====	PVC sleeves shall be Schedule 80 PVC (sized 2 sizes larger than the pipe running through it)	as req.
▼	Rainbird 1" Inline Pressure Regulator (PSI-M40X-100)(drip zones not to exceed 40psi max)	as req.
-----	RAINBIRD XFS Subsurface Dripperline XFS-09-12-500/250/100 Air/Vacuum Relief Valves Kit (3/4" Air relief valve/ Easy Fit Compression Tee/ and Flush Cap) Galvanized Tie-Down Stakes (For Dripperline)	as req.
EC	Existing Electric Controller (field verify) [replacement as req. RAINBIRD ESP-ME]	as req.
▲	Existing Rain Sensor [replacement as req. Rainbird RSD Series] (locate in area of free rainfall)	as req.
●	Residential Medium Flow Control Zone Kit (XCZ-100-PRF) (3-15 gpm) (1" DV Valve w/ 1" PR Filter)	2
≡≡≡	PVC Supply Header for dripperline Schedule 40 PVC	as required
— — — — —	Irrigation Control Wire	as required
▲	RAINBIRD Xeri-Bubbler Adjustable micro-emitter SXB-180-1032 (0-0.2 gpm) (install into flexible distribution hose with Xeri-bug drip emitters)	82

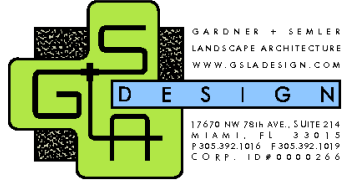
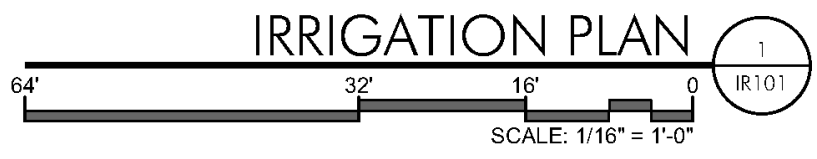
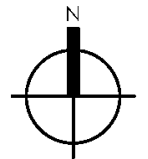
LATERAL PIPE SIZING
The Contractor is responsible to properly size all laterals. All laterals shall be sized according to the following schedule. Total gallonage per pipe section shall be calculated by adding the GPM per head for every head downstream of the pipe.

PIPE SIZING CHART

SIZE	GPM
3/4"	0-8 GPM
1"	8-14 GPM
1 1/4"	14-24 GPM
1 1/2"	24-32 GPM
2"	32-50 GPM
2 1/2"	50-75 GPM
3"	60-110 GPM
4"	110-190 GPM



***NOTES:**
-All main, lateral, and valve locations are shown schematically and shall be adjusted in the field. Locate mains and laterals as described.
-Coordinate pipe locations with existing and proposed roofball locations. -Group and locate valve at edges of planters where feasible.

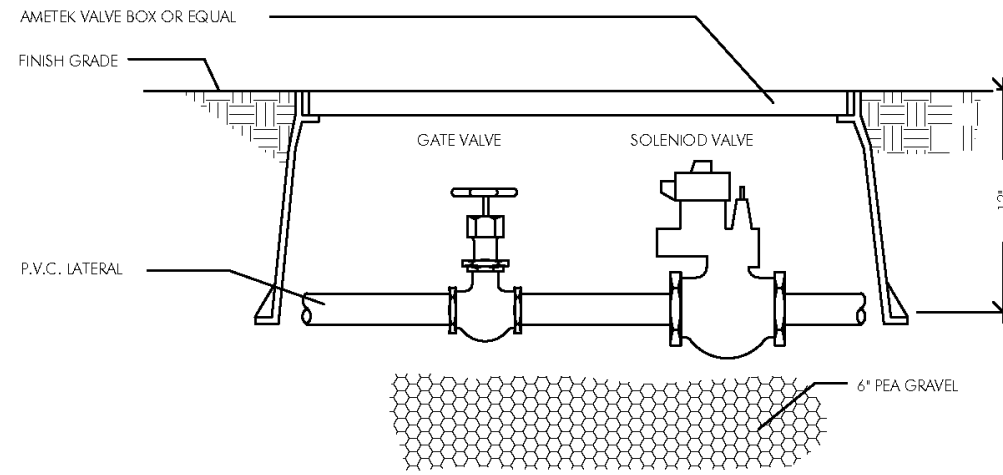


REVISIONS

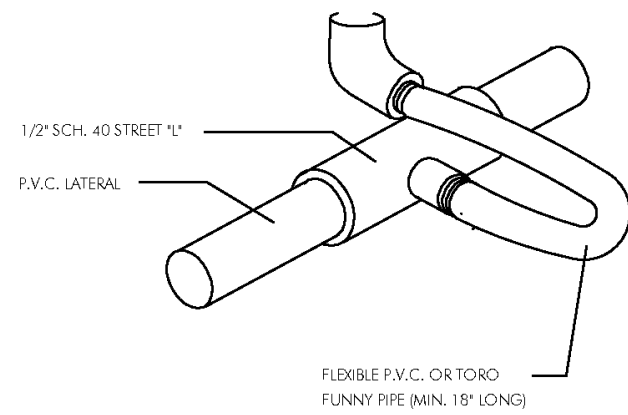
1651 Washington
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IRRIGATION PLAN
DATE 10/13/2025
SCALE as noted
SHEET IR101

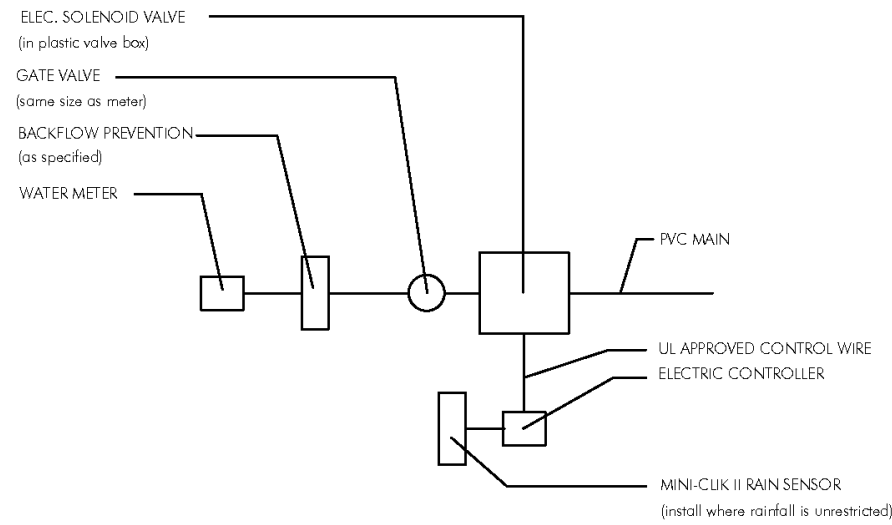
Ken Cardner FL LA #1569
Kiehl Samler FL LA #6667205



TYPICAL SOLENOID VALVE ASSEMBLY



FLEXIBLE SWING JOINT DETAIL



CONNECTION TO METER DETAIL

N.T.S.

N.T.S.



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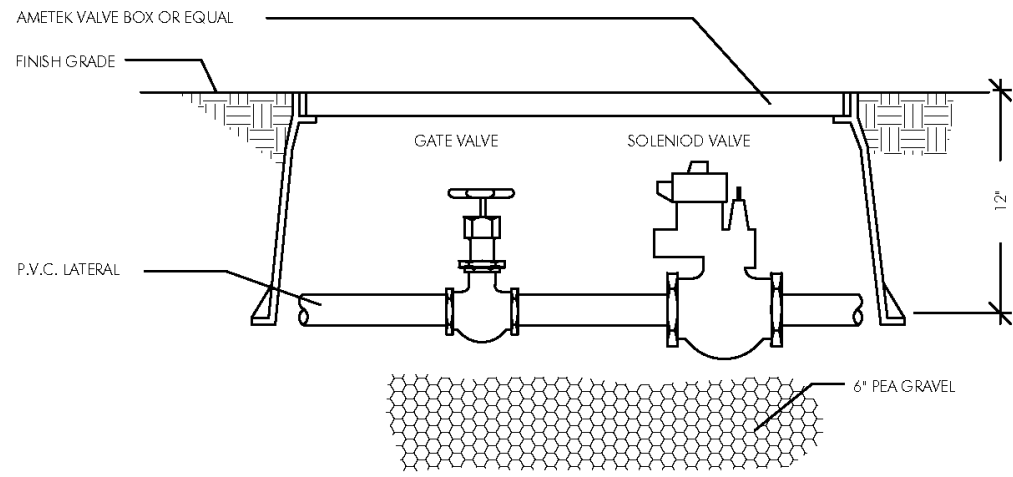
IRRIGATION
DETAILS

DATE 10/13/2025

SCALE as noted

SHEET IR501

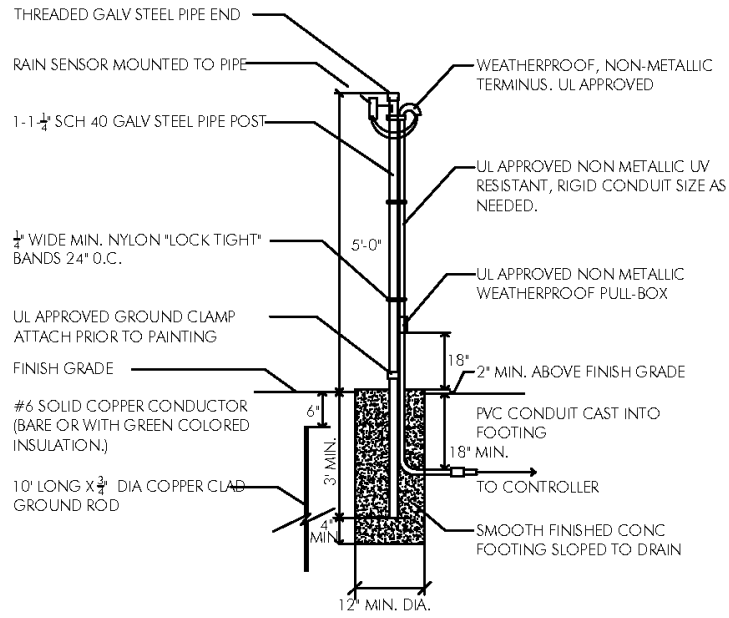
Ken Gardner FL LA #1569
Kiehl Semler FL LA #6667205



TYPICAL SOLENOID VALVE ASSEMBLY

N.T.S.

NOTE:
 ALL WIRE CONNECTIONS SHALL BE APPROVED WATERTIGHT CONNECTIONS.
 FINISH ENTIRE ASSEMBLY, EXCEPT FOR EQUIPMENT, WITH FLAT BLACK ACRYLIC ENAMEL PAINT.
 PRIME METALLIC SURFACES WITH ZINC CHROMATE PRIOR TO FINISHING.



RAIN SENSOR DETAIL

N.T.S.



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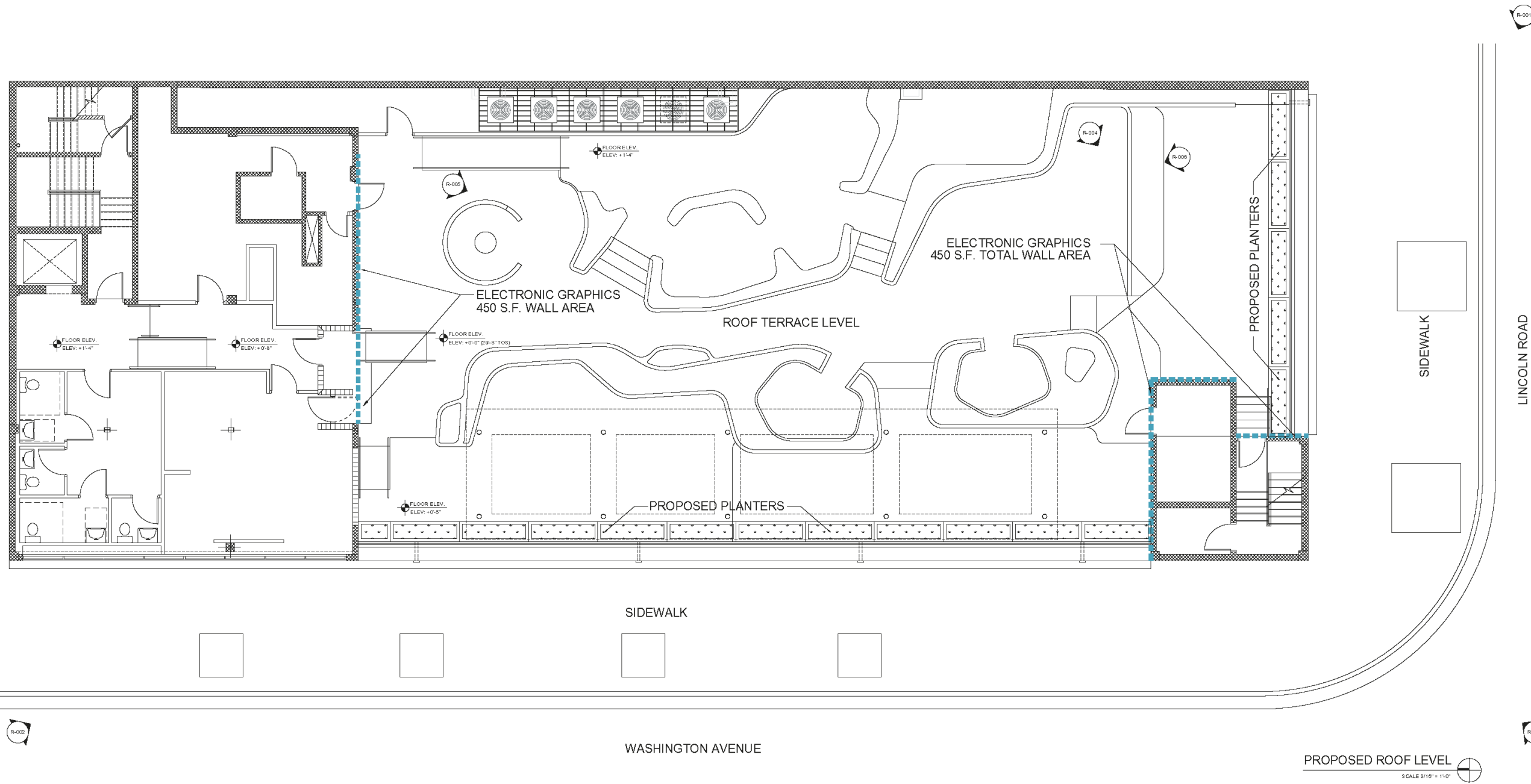
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ARCHITECTURE | JOSE L. GOMEZ | 3131 BIRDAWAY BLVD. SUITE 313
 A A C 0 1 0 6 2 | A R 0 0 1 5 4 1 8 | 3 0 5 2 5 1 2 5 3 | b g a @ c h i c a g o . c o m

DATE	REVISION	DWG. TITLE
		PROPOSED ROOF LEVEL
		SCALE AS SHOWN
		DATE 08-29-25
		PROJECT NO. 2025-XX
		SHEET NUMBER A-101

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CONSULTANT



1 6 5 1 W A S H I N G T O N A V E N U E

1651 WASHINGTON
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Digitally signed
 by Jose L Gomez
 Date: 2025.10.14
 16:03:36 -04'00'

DWG TITLE	COVER
SCALE	N.T.S.
DATE	06-29-25
PROJECT NO.	
SHEET NUMBER	2025-XX
	A-000

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DWG TITLE	RENDERING
SCALE	N.T.S.
DATE	08-29-25
PROJECT NO.	2025-XX
SHEET NUMBER	R-001
DATE	REVISION

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ARCHITECTURE | JOSE L. GOMEZ 2181 AISCAYNE BLVD. S. 358 313
 A A C 0 0 1 0 6 2 | A R 0 0 1 5 4 1 6 | T 305 358 1258 | 2025.08.29 | 1651 WASHINGTON AVENUE MIAMI BEACH FL 33139

DWG TITLE	RENDERING
SCALE	N.T.S.
DATE	08-29-25
PROJECT NO.	
SHEET NUMBER	2025-XX
DATE	REVISION
	R-002

CONSULTANT

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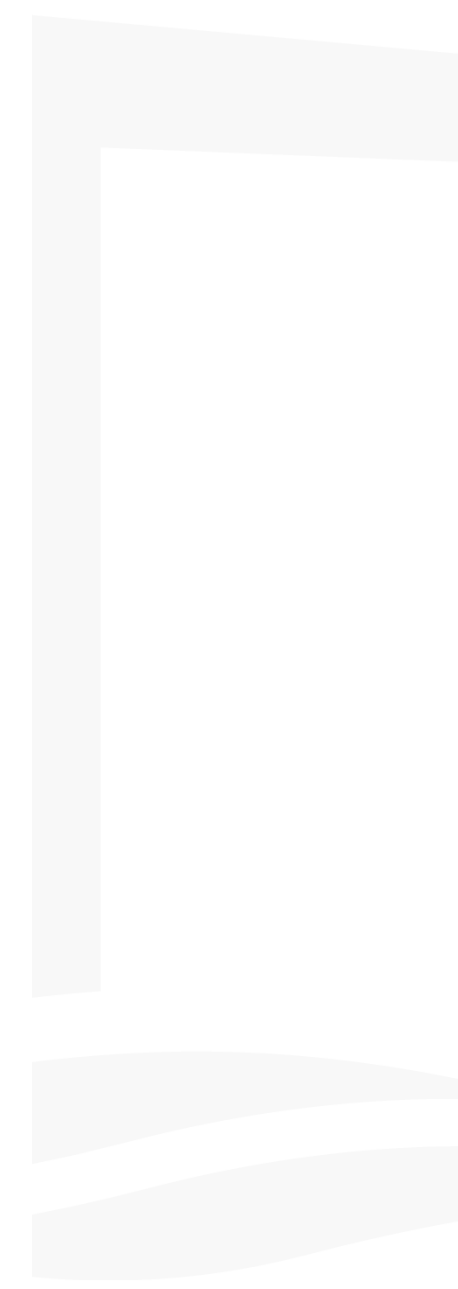


ARCHITECTURE | JOSE L. GOMEZ 3131 BISCAYNE BLVD. S. 335 315
 AAC001062 | AR0015418 | 305 565 1253 | bgaarchitects.com

DWG. TITLE	RENDERING
SCALE	N.T.S.
DATE	08-29-25
PROJECT NO.	
SHEET NUMBER	2025-XX
	R-003

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CONSULTANT



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 1651 WASHINGTON AVENUE
 MIAMI BEACH, FL 33139



DWG TITLE	RENDERING
SCALE	N.T.S.
DATE	08-29-25
PROJECT NO.	2025-XX
SHEET NUMBER	R-004
DATE	REVISION

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DWG. TITLE	RENDERING
SCALE	N.T.S.
DATE	06-29-25
PROJECT NO.	
SHEET NUMBER	2025-XX
DATE	REVISION

R-005



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DWG TITLE	RENDERING
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VIEW FROM (HEIGHT 86.8')
407 LINCOLN RD LOOKING EAST

1651 WASHINGTON
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ARCHITECTURE JOSE L GOMEZ 2191 BISCAYNE BLVD. # 350 331
AA C 001062 AR 0015416 Y 305 268 1250 8221231211231.COM

DWG. TITLE	RENDERING
SCALE	VARIES
DATE	08-29-25
PROJECT NO.	2025-XX
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DATE	REVISION

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VIEW FROM (HEIGHT 56.7')
350 LINCOLN RD LOOKING NORTH

1651 WASHINGTON
1651 WASHINGTON AVENUE
MIAMI BEACH, FL 33139



DWG TITLE	RENDERING
SCALE	VARIES
DATE	08-29-25
PROJECT NO.	
SHEET NUMBER	2025-XX
DATE	REVISION

R-008

