

MIAMIBEACH

PLANNING DEPARTMENT

Staff Report & Recommendation

Historic Preservation Board

TO: Chairperson and Members
Historic Preservation Board

DATE: April 14, 2026

FROM: Thomas R. Mooney, AICP
Planning Director



For TRM

SUBJECT: HPB26-0685, Washington Avenue & 8th Street | Washington Avenue & 12th Street

An application has been filed requesting a Certificate of Appropriateness for the design and placement of Digital Information Kiosks to be installed within the right-of-way at the following approximate locations: Española Way & Drexel Avenue, Washington Avenue and 12th Street, and Washington Avenue and 8th Street.

NOTE: The applicant is not requesting review and approval of the Española Way & Drexel Ave location at this time and this location is requested to be continued to a future Historic Preservation Board (HPB) hearing date. The staff analysis and recommendation below address only the two Washington Avenue locations at 8th and 12th Streets.

STAFF RECOMMENDATION

Approval of the Certificate of Appropriateness with conditions for Washington Avenue & 12th Street (Kiosk MIB-034) and Washington Avenue & 8th Street (Kiosk MIB-033), and continuance of the Española Way & Drexel Avenue location to a future date.

HISTORY

On August 25, 2021, the city received an unsolicited proposal from IKE Smart City to manufacture, install, maintain, and operate interactive digital media kiosks at certain sites throughout the City. On January 20, 2022, the Mayor and City Commission (City Commission) approved Resolution 2022-31989 accepting the unsolicited proposal and authorizing the city to issue Request for Proposals (RFP) No. 2022-040-KB seeking proposals from other interested parties for the same project purpose as the unsolicited proposal. Subsequently, on April 12, 2022, the RFP was issued, and proposals were received on July 15, 2022.

On August 10, 2022, the Evaluation Committee appointed by the City Manager evaluated the proposals received in response to the RFP. On December 14, 2022, via Resolution 2022-32422, the City Commission authorized the Administration to enter into negotiations with IKE Smart City, the top-ranked proposer, and if unsuccessful, to negotiate with Smart City Media, the second-ranked proposer.

On June 28, 2023, the City Commission approved the essential business terms for the Agreement with IKE Smart City to design, manufacture, install, maintain, and operate interactive digital media kiosks. The Agreement provides for an initial installation of fifteen (15) kiosks, with up to fifteen (15) additional kiosks subject to City Commission approval.

The kiosk design was originally reviewed by the HPB under File No. HPB23-0590 at hearings on December 12, 2023, March 12, 2024, and May 14, 2024. Following feedback from the Board, IKE Smart City partnered with architect William Lane to develop a revised design featuring a wave-form cabinet profile. The redesigned kiosk was subsequently approved for all fifteen initial locations by the HPB on October 8, 2024, and by the Design Review Board (DRB) on September 3, 2024.

On December 17, 2025, the City Commission adopted Resolution No. 2025-34035, approving a substitute location for one previously approved kiosk and authorizing two additional kiosk locations pursuant to Section 5(b) of the Agreement. The Resolution designated three locations for HPB review: Española Way and Drexel Avenue; Washington Avenue and 8th Street; and Washington Avenue and 12th Street.

PROPOSED SITES

Flamingo Park Local Historic District:

Location / Kiosk ID	Historic District
Washington Ave & 12th Street Kiosk MIB-034 West side of Washington Ave	Flamingo Park Historic District New ROW installation
Washington Ave & 8th Street Kiosk MIB-033 East side of Washington Ave	Flamingo Park Historic District New ROW installation

Española Way Local Historic District (Continued to Future Date):

The applicant is requesting a continuance of the The Española Way & Drexel Ave location to a future meeting.

ZONING / SITE DATA

Property Address(es)	Washington Avenue & 8th Street (MIB-033) Washington Avenue & 12th Street (MIB-034)
Folio Numbers	Reference: 801 Washington Ave (R/W) Reference: 1201 Washington Ave (R/W)
Zoning	CD-2 (Commercial Medium Intensity)
Local Historic District(s)	Flamingo Park Historic District
Existing Use	Public Right-of-Way

THE PROJECT

The applicant has submitted plans entitled “**Washington Avenue & 12th Street — Interactive Digital Kiosk Deployment Project**” (MIB-034) and “**Washington Avenue & 8th Street —**

Interactive Digital Kiosk Deployment Project” (MIB-033), prepared by Main Street Engineering for the City of Miami Beach Public Works Department, dated February 2026.

Each kiosk is an IKE “Wave Part” unit measuring approximately 25 feet in height, 46 inches in width, and 12 inches in depth, with a biomorphic wave-profile cabinet designed by architect William Lane.

The kiosk at Washington Avenue and 8th Street (MIB-033) is located on the west side of the corridor within a sidewalk approximately 21'-6" wide, while the kiosk at Washington Avenue and 12th Street (MIB-034) is similarly located along a narrower sidewalk of approximately 11'-9". Both kiosks are positioned within the sidewalk zone, maintain required pedestrian clearances, and are located more than 250 feet from the nearest bus shelter.

The installations occur entirely within the public right-of-way and do not involve alterations to existing structures. All installation, maintenance, and operational costs are the responsibility of IKE Smart City, LLC, and the city retains the ability to require relocation or removal with notice, at no cost to the city.

COMPLIANCE WITH ZONING CODE

The proposed kiosks are to be installed within the public right-of-way and do not involve development on a private parcel. No zoning setback, FAR, height, or use provisions of the underlying CD-2 district are implicated by this installation. The Applicant has obtained all required City Commission approvals consistent with the IKE Agreement and Resolution No. 2025-34035. Review and approval by the Historic Preservation Board constitutes the required regulatory approval for these locations within the Flamingo Park Historic District.

VARIANCES / WAIVERS

None requested.

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)(1) 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.
N/A
- B. Windows that are proposed to be replaced shall be hurricane proof impact windows.
N/A
- C. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
N/A

- 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.
N/A
- 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.
Satisfied
- 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.
N/A
- 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.
N/A
- H. Existing buildings shall be, where reasonably feasible and economically appropriate, elevated up to base flood elevation, plus City of Miami Beach Freeboard.
N/A
- 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.
N/A
- J. In all new projects, water retention systems shall be provided.
N/A
- K. Cool pavement materials or porous pavement materials shall be utilized.
N/A
- L. The project design shall minimize the potential for a project causing a heat island effect on site.
N/A

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

Satisfied.

- 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.

Satisfied.

- 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.

Satisfied.

- 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.

N/A

- 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).

N/A

- 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.

N/A

- l. All buildings shall have an appropriate and fully integrated rooftop architectural treatment which substantially screens all mechanical equipment, stairs and elevator towers.

Satisfied.

- 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.

N/A

- 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.

Satisfied.

STAFF ANALYSIS

Background and Prior Approvals

The IKE Smart City kiosk program is a city-initiated public infrastructure initiative intended to provide wayfinding and digital connectivity throughout Miami Beach. The current design incorporates a wave-form cabinet prepared by architect William Lane, which was refined in response to Board feedback during that process. The HPB approved the standardized kiosk design for an initial fifteen locations in October 2024.

Since that time, kiosks have been installed at multiple locations throughout the City and are currently in operation, reflecting the broader implementation of a uniform streetscape element across a range of public right-of-way conditions. As deployment continues, the kiosks contribute to an increasingly layered streetscape that includes lighting, signage, street furniture, and landscaping, with installations occurring in areas exhibiting varying levels of historic and contextual sensitivity.

Program Overview and Design Evolution

The kiosks serve as digital display units incorporating dual 65-inch touchscreens that provide continuous City messaging and advertising content, with interactive wayfinding and informational features available through user input. Additional features include Wi-Fi connectivity, an emergency call system, and accessibility components.

As part of the HPB review process, the kiosk design was modified to incorporate a simplified cabinet form with refined detailing and a more uniform material and color treatment. Supplemental renderings and site-specific materials were also provided to illustrate the kiosks within their respective contexts.

While the design reflects a consistent and standardized approach across all locations, the application of a single kiosk typology across multiple corridors introduces considerations related to uniformity and contextual variation, particularly within historic districts and architecturally sensitive areas.

Siting and Streetscape Considerations

Based on the materials submitted, the proposed kiosk locations generally maintain required pedestrian clearances, avoid obstruction of building entrances, and satisfy applicable separation requirements. The kiosks are positioned within the sidewalk zone in a manner that allows for continued pedestrian circulation and do not appear to conflict with adjacent transit or access points.

At the same time, the introduction of additional fixed elements within the public right-of-way contributes to a streetscape that includes multiple layers of infrastructure and urban furnishings. While each individual installation may be accommodated within the available sidewalk width, the cumulative presence of such elements incrementally affects the overall clarity, organization, and visual continuity of the pedestrian environment.

Contextual Compatibility

The kiosks reflect a standardized design applied across multiple locations citywide. Within this framework, site-specific conditions vary, particularly in areas with established architectural character or more constrained sidewalk dimensions.

In historic districts and character areas, the introduction of uniform infrastructure elements presents ongoing considerations related to contextual compatibility and the balance between functional improvements and the established visual environment. Although the proposed kiosks meet baseline siting criteria, their integration within more sensitive or spatially limited corridors remains dependent on the specific conditions of each location.

RECOMMENDATION

In view of the foregoing analysis, staff recommends the following:

1. The Certificates of Appropriateness for the Washington Avenue & 12th Street (MIB-034) and Washington Avenue & 8th Street (MIB-033) kiosk locations be **approved**, subject to the conditions enumerated in the attached draft Order, which address the inconsistencies with the aforementioned Certificate of Appropriateness criteria, as applicable.
2. The Española Way & Drexel Ave location be **continued to a future date certain**, at the applicant's request.

HISTORIC PRESERVATION BOARD
City of Miami Beach, Florida

MEETING DATE: April 14, 2026

PROPERTY/FOLIO: **Washington Avenue Kiosks (MIB-033 & MIB-034)** (Digital Information Kiosks)

FILE NO: HPB26-0685

APPLICANT: IKE Smart City

IN RE: An application for a Certificate of Appropriateness for the design and placement of Digital Information Kiosks to be installed within the right-of-way at the following approximate locations: Washington Ave and 12th Street, and Washington Ave and 8th Street.

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 proposed Digital Information Kiosks are 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 the Certificate of Appropriateness Criteria in Section 2.13.7(d)(ii)(1) of the Land Development Regulations.
 - 2. Is consistent with the Certificate of Appropriateness Criteria in Section 2.13.7(d)(ii)(2) of the Land Development Regulations.
 - 3. Is consistent with the Certificate of Appropriateness Criteria 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 details including 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, and are subject to

the review and approval of the Transportation and Public Works Departments and all other applicable departments.

- b. The method of installation including the specific location of each kiosk shall be subject to the review and approval of the Transportation and Public Works Departments and all other applicable departments in order to ensure compliance and/or avoid conflict with accessibility requirements, emergency access, easements, above and below grade utilities, and other applicable City and or other regulatory agency requirements.
- c. Each kiosk shall be installed to maintain required pedestrian clearances and a continuous clear pedestrian path, subject to staff review and approval.
- d. The illumination levels and operation of the digital display shall be subject to review and approval by staff to ensure compatibility with the surrounding environment.

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. The project shall comply with all applicable requirements of the Miami-Dade County Code.
- B. Any relocation of the kiosks shall be subject to review and approval by the applicable City departments.
- C. 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.
- D. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
- E. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.

- F. 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.
- G. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
- H. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.
- I. Upon the issuance of a final Certificate of Occupancy or Certificate of Completion, as applicable, the project approved herein shall be maintained in accordance with the plans approved by the board and shall be subject to all conditions of approval herein, unless otherwise modified by the Board. Failure to maintain shall result in the issuance of a Code Compliance citation, and continued failure to comply may result in revocation of the Certificate of Occupancy, Completion and Business Tax Receipt.

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 "**Washington Avenue & 12th Street — Interactive Digital Kiosk Deployment Project**" (MIB-034) and "**Washington Avenue & 8th Street — Interactive Digital Kiosk Deployment Project**" (MIB-033), prepared by Main Street Engineering for the City of Miami Beach Public Works Department, dated February 2026, as approved by the Historic Preservation Board, as determined by staff.

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. No building 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

