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VIA ELECTRONIC FILING

April 15, 2022

Thomas Mooney, Director
Planning Department
City of Miami Beach
1700 Convention Center Drive, 2nd Floor
Miami Beach, Florida 33139

Re: citizenM South Beach – Design Approval for Artistic Mural.

Dear Tom:

This firm represents OSIB Miami Beach Properties, LLC (the "Applicant") the owners of Phase II of the "1212 Lincoln" development located on the west side of Alton Road between 16 Street and Lincoln Road. Please consider this letter the Applicant's letter of intent in support of design approval for a noncommercial artistic mural to be located at the entrance to the new citizenM hotel that is under development as part of the 1212 Lincoln project..

The Property. The "1212 Lincoln" project spans the entire block on the west side of Alton just south of Lincoln Road: 1600, 1614, 1616, 1620, 1624, 1628, and 1634 Alton Road. The Property represents Phase II of the overall project, located on 1628-1634 Alton road (hereinafter "the Property"). The Property is zoned Commercial Medium Intensity (CD-2) under the City's land development regulations.

Existing Approvals. The Design Review Board approved the development of the overall 1212 Lincoln assemblage with an innovative commercial building and associated structured parking. The approved plan includes commercial uses on the first and second floors of Phase I, addressing both Alton Road and Lincoln Road. Phase I of the development is complete. The second Phase of the

project, separated from the southern portion by a "grand stair" providing pedestrian access from Alton to the second floor, will include the City's first "citizenM" hotel and additional retail space.

Mural Design. The entrance to the hotel component will be located at the far northwest corner of the Property, adjacent to the Alton Court alley. While the new building will certainly liven up this currently dreary corner, the Applicant seeks to further enhance the area through publicly accessible noncommercial art.

The Applicant is working with the exciting multidisciplinary artist Anna Valdez on a mural that will link the interior and exterior of the hotel at the sidewalk level in a dynamic fashion. The mural's exterior dimension will be 300 square feet and it will be oriented perpendicular to the street, improving the pedestrian experience for those travelling east along Lincoln Road.

We believe that the proposed mural will be an exciting and compatible addition to the project and the larger neighborhood and represents an example of how publicly accessible noncommercial art can be successfully integrated into the design of a building.

Sea Level Rise and Resiliency. Section 133-50(a) of the Land Development 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:

- (1) A recycling or salvage plan for partial or total demolition shall be provided.

This provision is not applicable to the instant application.

- (2) Windows that are proposed to be replaced shall be hurricane proof impact windows.

This provision is not applicable to the instant application.

- (3) Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.

This provision is not applicable to the instant application as the theater is an "open air" use.

(4) Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be provided, in accordance with chapter 126 of the city Code.

The existing landscape plan is resilient as it is comprised of native and Florida-friendly plants appropriate for the area. No new landscaping is proposed as part of the application.

(5) 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.

The underlying project has been designed with sea level rise in mind, but this requirement is inapplicable to the instant application.

(6) The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of public rights-of-way 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 additional feet in height.

The underlying project has been designed with sea level rise in mind, but this requirement is inapplicable to the instant application.

(7) As applicable to all new construction, all critical mechanical and electrical systems shall be located above base flood elevation. All redevelopment projects shall, whenever practicable and economically reasonable, include the relocation of all critical mechanical and electrical systems to a location above base flood elevation.

The underlying project has been designed with sea level rise in mind, but this requirement is inapplicable to the instant application.

(8) Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to base flood elevation, plus City of Miami Beach Freeboard.

This provision is not applicable to the instant application.

(9) 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 54 of the city Code.

This provision is not applicable to the instant application.

(10) As applicable to all new construction, stormwater retention systems shall be provided.

The underlying project has been designed with stormwater retention as required, but this requirement is inapplicable to the instant application.

(11) Cool pavement materials or porous pavement materials shall be utilized.

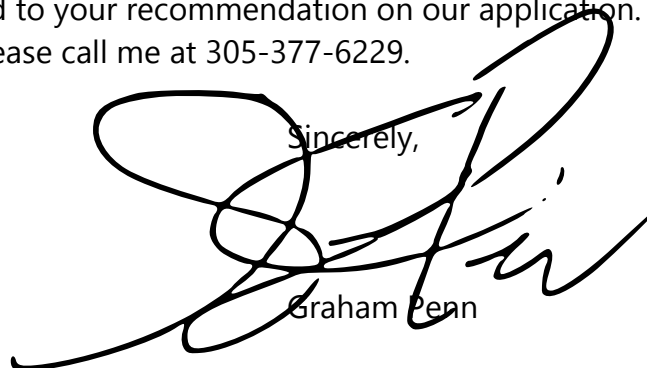
This provision is not applicable to the instant application.

(12) The design of each project shall minimize the potential for heat island effects on-site.

The underlying project has been designed with to avoid the heat island effect, but this requirement is inapplicable to the instant application.

Conclusion. The Applicant is excited to bring this new development to the Lincoln Road area. We look forward to your recommendation on our application. If you have any questions or comments, please call me at 305-377-6229.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Graham Penn', is written over the typed name.

Graham Penn