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VIA ELECTRONIC FILING

June 19, 2023

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

Re: DRB23-0936 citizenM South Beach – Design Approval
for Rooftop 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 on a portion of the rooftop of 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.

Last year, the Design Review Board (File No. DRB22-0832) and City Commission approved a mural by multidisciplinary artist Anna Valdez at the hotel’s entrance that will link the interior and exterior of the hotel at the sidewalk level in a dynamic fashion. We believe that the approved 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.

Rooftop Mural Design. The rooftop of the hotel will include a small pool and sundeck on the eastern side and additional seating on the north side of the building. These areas will be buffered from the street by significant landscape areas. The green roof element will extend to the west side of the roof, buffering our residential neighbors from the hotel operation.

The Applicant has recognized the opportunity to significantly improve the wall enclosing the elevator, bathroom, and mechanical spaces with the introduction of a second noncommercial mural to the site. The mural will face the north and east and will not be visible from the west.

The new mural will bring vivid colors to what could be a humdrum portion of the building, which is not visible from the street. The artist involved is “assume vivid astro focus” (avaf), which was formed by Eli Sudbrack in 2001. avaf has been the subject of major exhibitions and public art projects around the world. These exhibition and public projects include The Faena Art Center, Buenos Aires, Argentina (2014) and Miami (2017); Museum of Contemporary Art (MCA), Santa Barbara, USA (2016); Sammlung Goetz, Munich, Germany (2016); São Paulo Bienal, São Paulo, Brazil (2008); Museum of Modern Art (MoMA), New York, USA (2008); Museum of Contemporary Art (MOT), Tokyo, Japan (2007); 1st Athens Biennale, Athens, Greece (2007); The Geffen Contemporary (MoCA), Los Angeles, USA (2005); The Whitney Biennial, New York, USA (2004); among others.

We think you will agree that the design of proposed mural will be a compatible and exciting addition to the citizenM project. Adding more public art to the hotel is also consistent with citizenM’s commitment to the arts.

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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.

- (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,

Graham Penn