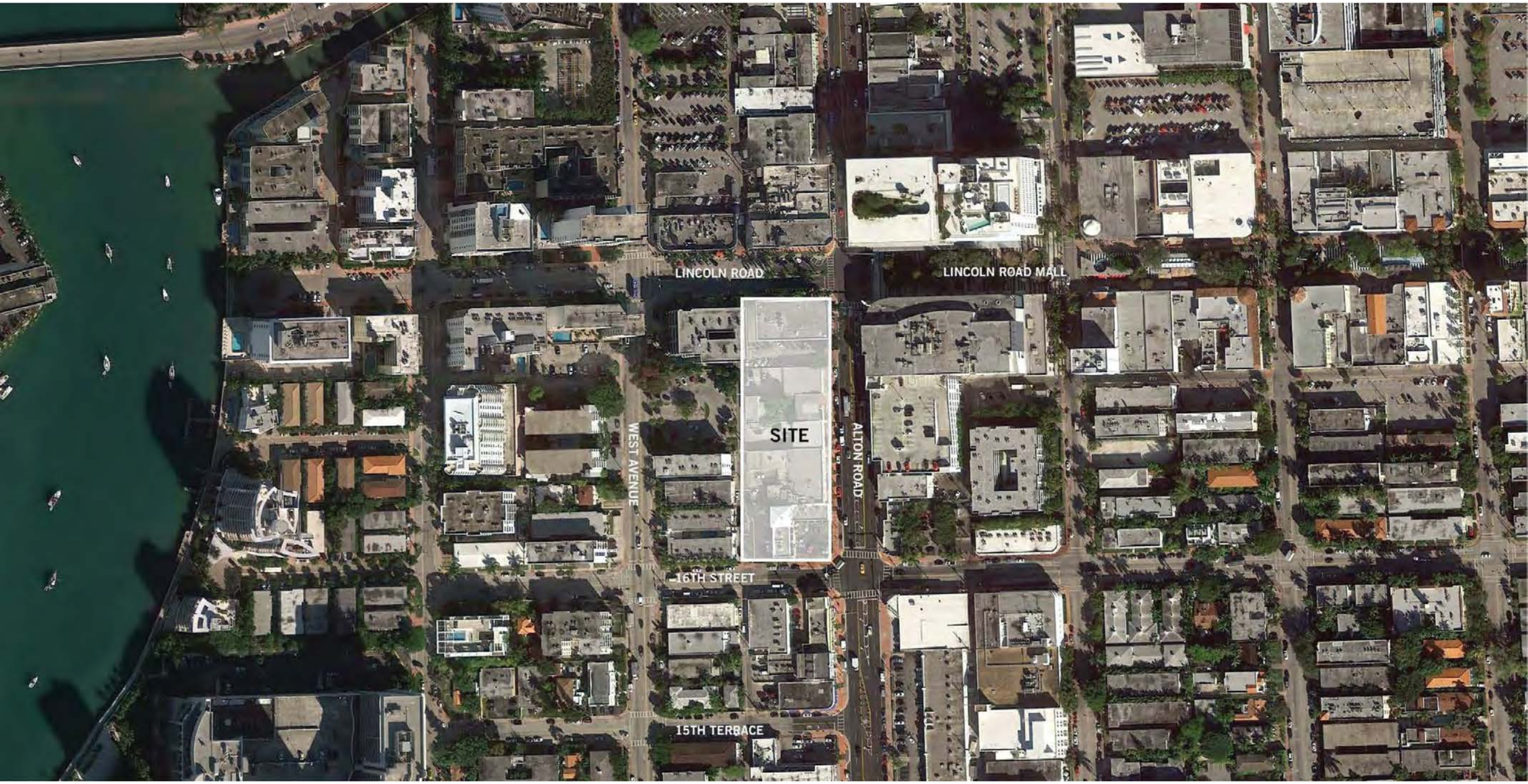
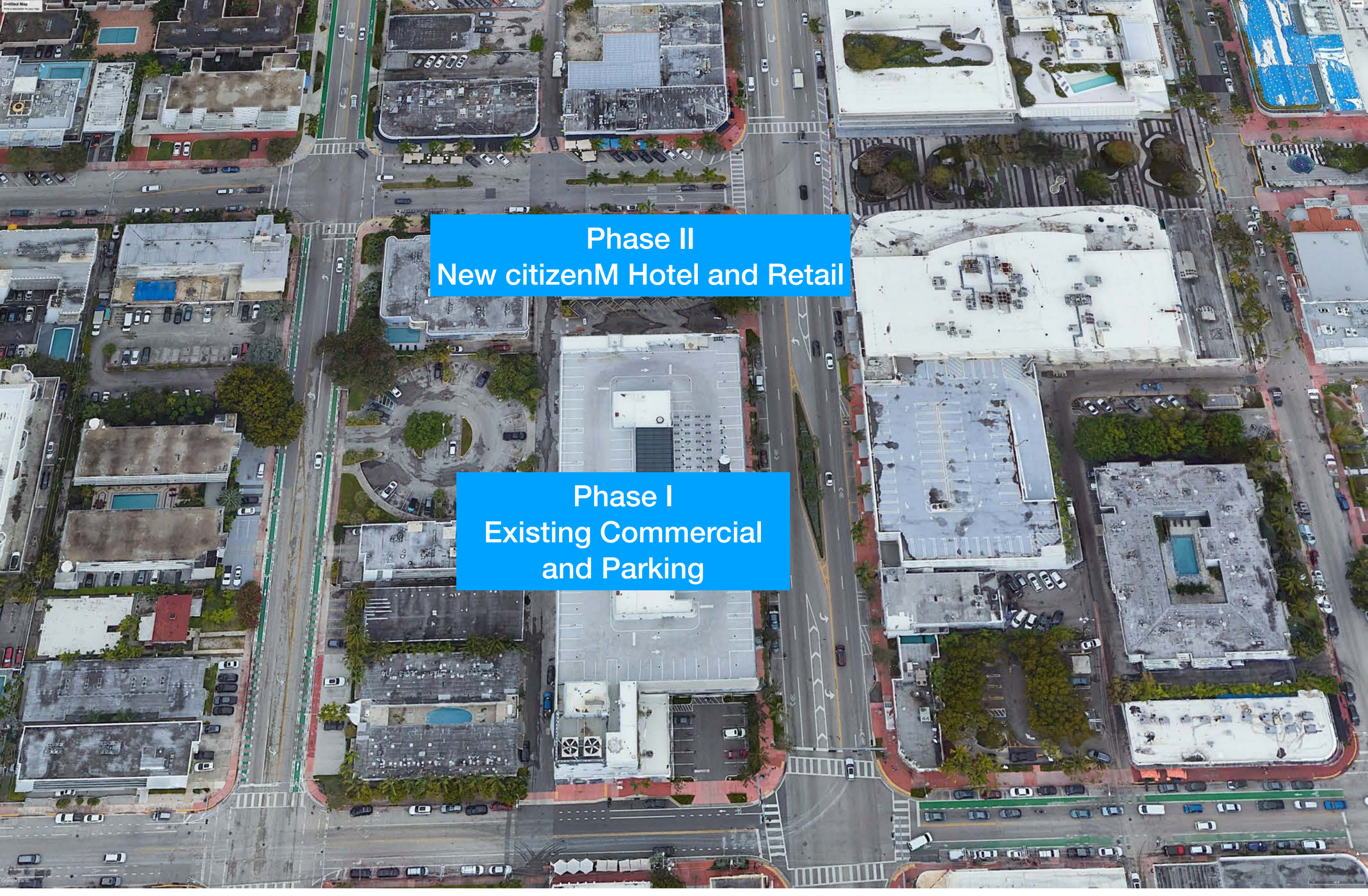
DRB23-0979
1212 Lincoln
citizenM Hotel

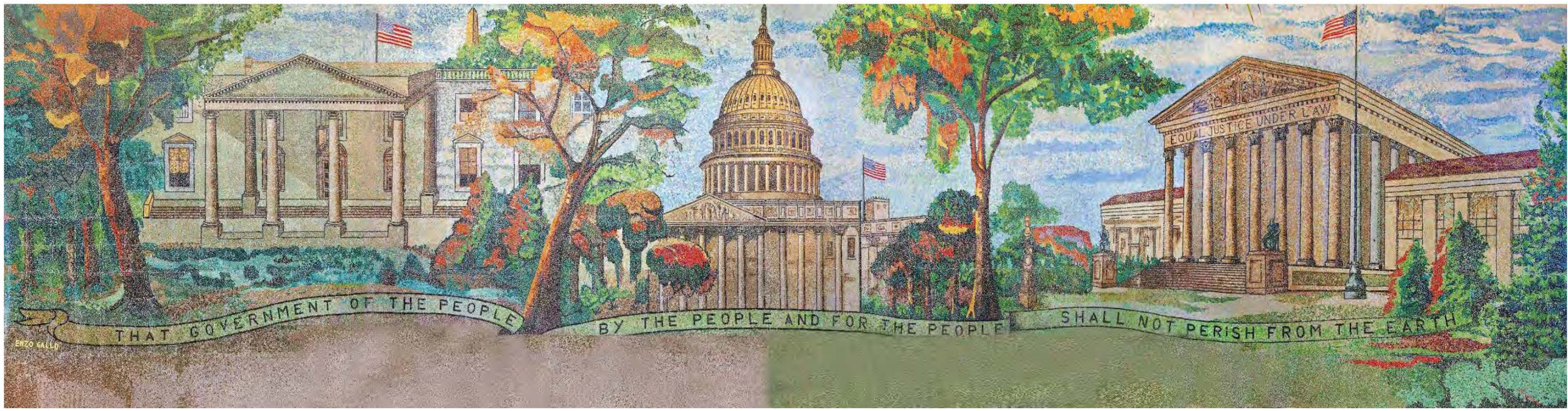


1212 Lincoln



Two Phase Development

Former Bank Building Murals



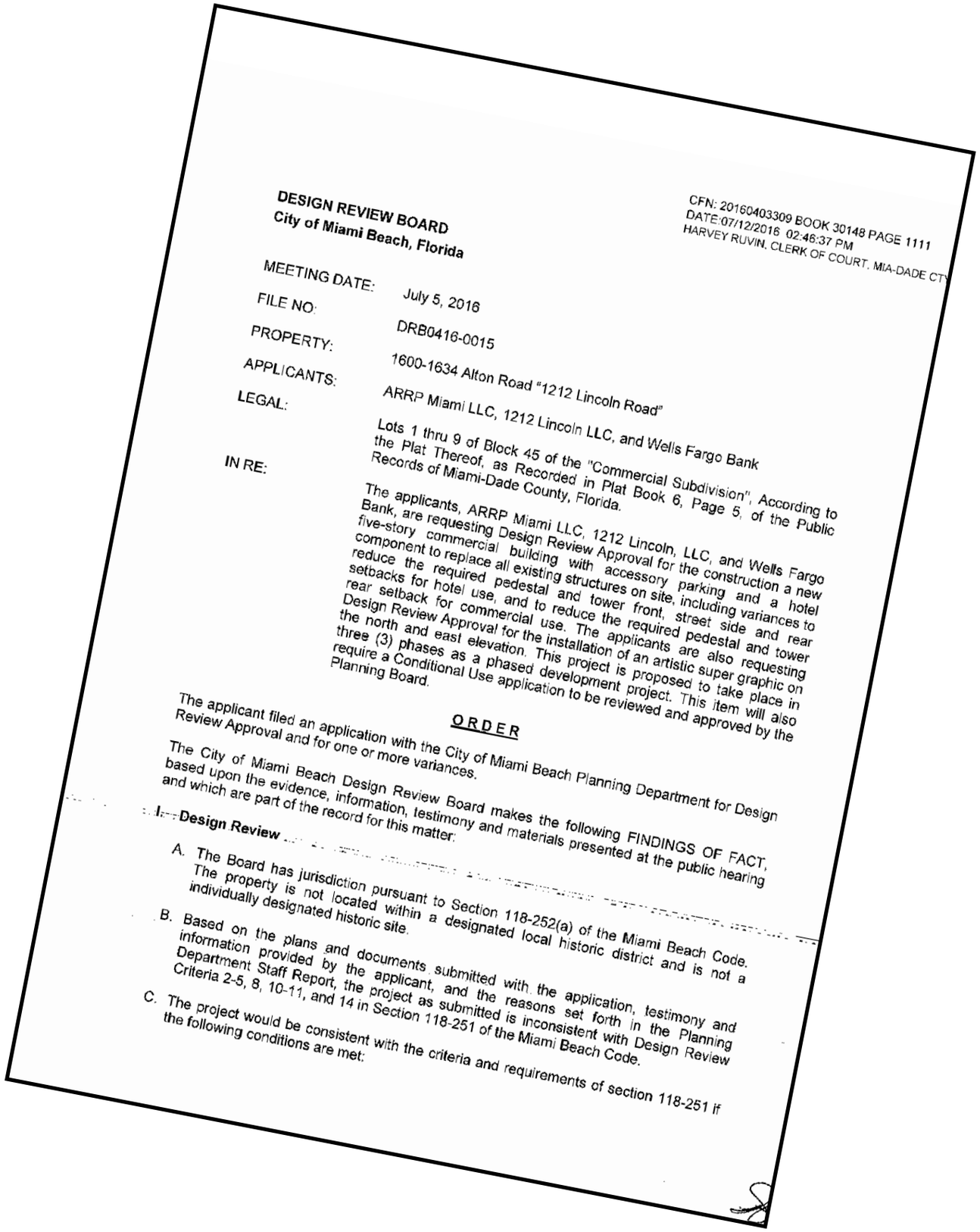
Approval Timeline

2016	**Initial Design Approval for Project — No Specific Hotel**
2017	**Revised Plan — citizenM Contemplated**
2019	**Phase I Construction Complete**
2020	**citizenM Purchases Phase II Land**
2022	**citizenM Work Begins — Enzo Gallo Murals Saved at citizenM Expense**
2024	**Hotel Nearing Completion**


1212
Lincoln Rd

2016

Approval



DESIGN REVIEW BOARD
City of Miami Beach, Florida

CFN: 20160403309 BOOK 30148 PAGE 1111
DATE:07/12/2016 02:46:37 PM
HARVEY RUVIN, CLERK OF COURT, MIA-DADE CTY

MEETING DATE: July 5, 2016

FILE NO: DRB0416-0015

PROPERTY: 1600-1634 Alton Road "1212 Lincoln Road"

APPLICANTS: ARRP Miami LLC, 1212 Lincoln LLC, and Wells Fargo Bank

LEGAL: Lots 1 thru 9 of Block 45 of the "Commercial Subdivision", According to the Plat Thereof, as Recorded in Plat Book 6, Page 5, of the Public Records of Miami-Dade County, Florida.

IN RE: The applicants, ARRP Miami LLC, 1212 Lincoln, LLC, and Wells Fargo Bank, are requesting Design Review Approval for the construction a new five-story commercial building with accessory parking and a hotel component to replace all existing structures on site, including variances to reduce the required pedestal and tower front, street side and rear setbacks for hotel use, and to reduce the required pedestal and tower rear setback for commercial use. The applicants are also requesting Design Review Approval for the installation of an artistic super graphic on the north and east elevation. This project is proposed to take place in three (3) phases as a phased development project. This item will also require a Conditional Use application to be reviewed and approved by the Planning Board.

ORDER

The applicant filed an application with the City of Miami Beach Planning Department for Design Review Approval and for one or more variances.

The City of Miami Beach Design Review 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. **Design Review**

A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.

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 is inconsistent with Design Review Criteria 2-5, 8, 10-11, and 14 in Section 118-251 of the Miami Beach Code.

C. The project would be consistent with the criteria and requirements of section 118-251 if the following conditions are met:

Crosswalk Condition

"[p]avers and concrete banding for a minimum width of 15'-0" shall be utilized for the north-south crosswalk across Lincoln Road and the two east-west crosswalks across Lincoln Road, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria. and/ or the directions from the Board."

Goal:

Concrete Pavers and Banding



Approval Timeline

2016	**Initial Design Approval for Project — No Specific Hotel**
2017	**Revised Plan — citizenM Contemplated**
2019	**Phase I Construction Complete**
2020	**citizen d**
2022	**citizenM Work Begins — Enzo Gallo Murals Saved at citizenM Expense**
2024	**Hotel Nearing Completion**

Crosswalk Requirement Raised
Only at Time of citizenM Permit

Reality:

FDOT Will Not Accept Any Concrete/Pavers in its Right of Way

Stamped Asphalt is Only Acceptable Material

Example of Acceptable Materials

Collins Avenue and 8th Street



Alton Road Corridor

Approx. 32,000 Trips per Day

Over 11,000,000 Trips per Year

Stamped Asphalt Not Ideal for High Volume Roads

Maintenance Will Be Unduly Burdensome



Maintenance Responsibility?

FDOT Will Not Maintain

City Will Not Maintain

Maintenance Should Not Fall on One Property Owner

Summary

- Condition is Impossible to Implement as Board Contemplated
- Stamped Asphalt Alternative is Not Attractive and is Maintenance Nightmare in High Traffic Situations
- Maintenance Should Not Fall on One Property Owner

Request

Delete Condition I.C.5.f. of 2016 Order

DRB23-0979
1212 Lincoln
citizenM Hotel

LANDSCAPE LEGEND

ZONING DISTRICT: CD-2 LOT AREA 18,295.20 ACRES 0.42

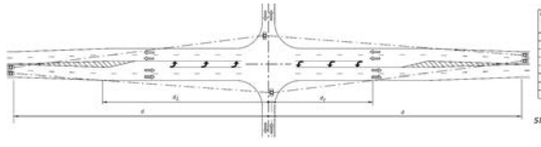
	REQUIRED	PROVIDED
OPEN SPACE		
A. Square feet of required open space as indicated on site plan: 3,659.04	3,659	6,726
B. Square feet of parking lot open space required as indicated on site plan	NA	NA
C. Total square feet of landscaped open space required: A+B	3,659	6,726
LAWN AREA CALCULATION		
A. Square feet of landscaped open space required	3,659	6,726
B. Maximum lawn area (sod) permitted= 20% x 3,659	732	0
TREES		
A. Number of trees required per lot or net lot acre, less existing number of trees (12' high / 2" cal min) meeting minimum requirements = 9.24 trees - 0 existing trees=	10	11
B. % Native trees required: Number of provided trees x 30% =	3	10
C. % Low maintenance/Drought tolerance required: Number of provided trees x 50% =	6	10
D. Street Trees (maximum average spacing of 20' o.c.): 270 linear feet along street / 20 =	14	12
E. Street trees located directly beneath power lines: (maximum average spacing of 20' o.c.): NA linear feet along street / 20 =	NA	NA
SHRUBS		
A. Number of shrubs required (18" min height): (No. of required trees + No. of street trees) x 12 =	288	534
Number of required shrubs planted on roof deck = 107		
B. % Native shrubs required: Number of required shrubs x 50% =	144	389
All required native shrubs planted at ground level.		
LARGE SHRUBS OR SMALL TREES		
A. Number of large shrubs or small trees required: Number of required shrubs x 10%	29	29
Number of large shrubs or small trees planted on roof deck = 22		
B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50%	14	23

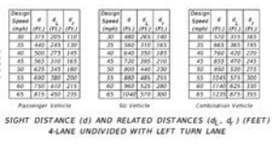
Topic #625-000-002
FDOT Design Manual

Table 215.2.2 Minimum Lateral Offset Criteria

Design Element		Curbed Roadways: New Construction / RRR, Design Speed 25-35 mph	Curbed Roadways: New Construction / RRR, Design Speed 40-45 mph	Curbed Roadways: New Construction / RRR, Design Speed 25-35 mph	Curbed Roadways: New Construction / RRR, Design Speed 40-45 mph	High Speed Curbed and Flush Shoulder Roadway
Light Poles	Conventional	Do not locate in Medians, except in conjunction with barriers that are justified for other reasons. See *FDM 215.2.9*.				
		1.5 feet	4.0 feet	1.5 feet	1.5 feet	20 feet from Travel Lane, 14 feet from Auxiliary Lane, or Clear Zone width, whichever is less
	High Mast	Outside Clear Zone				
Signal Poles and Controller Cabinets		Do not locate in Medians. See *FDM 215.2.9*.				
		1.5 feet	4.0 feet	1.5 feet	1.5 feet	Outside Clear Zone
Traffic Infraction Detectors		For placement and installation specifications, refer to the State Traffic Engineering and Operations Office web page: http://www.fdot.gov/traffic/				
ITS Poles and Related Items	Pole & Other Aboveground Fixed Objects	Do not locate in Medians, except in conjunction with barriers that are justified for other reasons. See *FDM 215.2.9*.				
		1.5 feet	4.0 feet	1.5 feet	4.0 feet	Outside Clear Zone
	Equipment Shelters and Towers	Do not locate within the limited-access right of way, except as allowed by *Policy No. 000-625-025, Telecommunications Facilities on Limited Access Rights of Way*.				
	Breakaway Objects	1.5 feet	4.0 feet	1.5 feet	4.0 feet	As Close to R/W As Possible
Traffic Control Signs	Single and Multi-Column	Locate in accordance with Standard Plans.				
	Overhead Sign Structures	Outside Clear Zone				
Trees	Where the diameter is or is expected to be > 4 inches measured 6 inches above the ground	1.5 feet	4.0 feet	1.5 feet	1.5 feet	Outside Clear Zone
		RRR Projects: (1) Meet New Construction criteria for new plantings.				

NOTE:
-SEE CIVIL ENGINEERING DWG'S FOR INTENT TO APPROVE FDOT PERMIT # 2020-A-691-00021.
PROPOSED HARDSCAPE (C04-001) IS IN CIVIL ENGINEERING SCOPE OF WORK

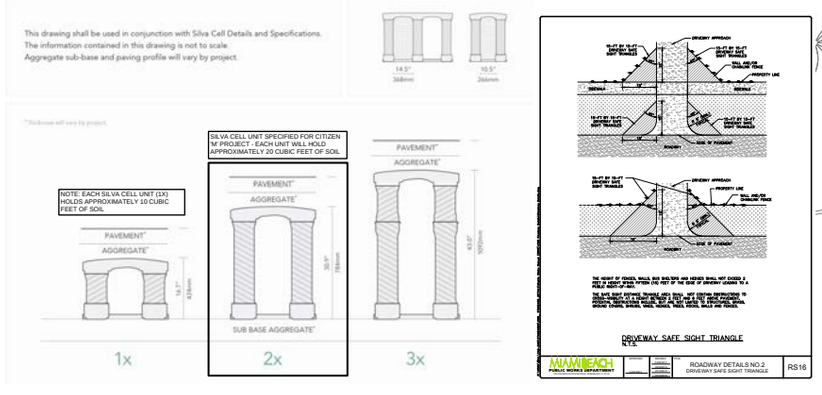




SIGHT DISTANCE (d) AND RELATED DISTANCES (d_1, d_2) (FEET)
4-LANE UNDIVIDED WITH LEFT TURN LANE

SILVA CELL 2 CONSTRUCTION DEPTHS

This drawing shall be used in conjunction with Silva Cell Details and Specifications.
The information contained in this drawing is not to scale.
Aggregate sub-base and paving profile will vary by project.



GROUND FLOOR TREE SCHEDULE

Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
	CG	4	Caesalpinia granadillo	Bridalveil Tree	3"	12'	8'	N	Single leader standard, 5' clear trunk
	LFN	6	Lagerstromia fauriei 'Natchez'	Natchez Crepe Myrtle	3"	12'	8'	N	Standard individuals, 5' clear trunk. White flowering variety.
	QV	2	Quercus virginiana	Live Oak	8"	25'	15'	Y	10' clear trunk @ sidewalk. Canopy over road to be maintained at 14'-6" vertical clearance & face of curb.

GROUND FLOOOR SHRUB SCHEDULE

Symbol	ID	Qty	Botanical Name	Common Name	Size	Height	Spread	Spacing	Native	Remarks
	Cih	126	Chrysobalanus icaco 'Horizontal'	Horizontal cocoplum	7 Gal	14"	20"		Y	
	Cm	49	Clusia rosea 'Nana'	Dwarf Pitch Apple	7 Gal	24"	24"		Y	
	Mf	7	Myrcianthes fragrans	Simpson's Stopper	25 Gal	6'	4'		Y	(Large shrub per COMB)
	Pl	12	Psychotria ligustrifolia	Bahama Wild Coffee.	7 Gal	30"	24"		Y	

NOTE:
-PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL, ALL AT-GRADE PLANTING BEDS SHALL BE EXCAVATED WITHIN THEIR ENTIRE LIMITS TO 30" MINIMUM BELOW ADJACENT HARDSCAPE FINISH (ELEVATION) IN ORDER TO REMOVE ALL COMPACTED, CONTAMINATED AND INORGANIC MATERIAL.
-PLANTING BEDS SHALL BE CHECKED FOR ADEQUATE PERCOLATION THEN BACKFILLED WITH APPROVED PLANTING MEDIUM AS INDICATED IN THE PLANTING SPECIFICATIONS SECTION OF THESE DRAWINGS AND TO THE EXTENT THAT THE FILL LEVEL ACCOUNTS FOR MEDIUM SETTLEMENT (+/- 25%) DURING THE WARRANTY PERIOD.

200A FDOT PLANTING 1
SCALE: 1" = 10'

citizenM Hotels
1212 LINCOLN ROAD, MIAMI BEACH, FL 33139

Gensler
Lic. No. AA0002837

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USA
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CONCEPT ARCHITECT
concrete
oudezijds achterburgwal 78a
1012 dr amsterdam NL

STRUCTURAL
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99 NW 27 AVE
Miami, FL 33125
T 305.969.9423

MEP/FP/T
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2600 Douglas Road, Suite 1100
Coral Gables, FL 33134
T 305.529.1515

CIVIL
MILLER LEGG
5747 N. Andrews Way
Fort Lauderdale, FL 33309
T 954.436.7000

LANDSCAPE ARCHITECTS
URBAN ROBOT LLC
420 Lincoln Rd #600
Miami Beach, FL 33139
T 786.246.4857

ACOUSTICS
ACENTECH
33 Moulton Street
Cambridge MA 02138
T 617.499.8000

POOL CONSULTANT
AQUADYNAMICS
5000 SW 75th Ave, Suite 103
Miami, FL 33155
T 305.667.8975

FOOD
RICCA DESIGN STUDIOS
5325 S. Valentia Way
Greenwood Village, CO 80111
T 303.928.1362

VERTICAL TRANSPORTATION
LERCH BATES
9780 S. Meridian Boulevard, Suite 450
Englewood, CO 80112
T 303.795.7956

LIFE SAFETY
SLS CONSULTING
260 Palermo Ave
Coral Gables, FL 33134
T 305.461.9852

Seal / Signature

	Date	Description
1	01.06.2022	F.D.O.T. COMMENTS
2	02.02.2022	F.D.O.T. COMMENTS
3	03.10.2022	F.D.O.T. COMMENTS
4	04.28.2022	F.D.O.T. COMMENTS
5	05.12.2022	F.D.O.T. COMMENTS

Project Name
citizenM Miami South Beach

Project Number
79.0337.000

Description
PLANTING PLAN LEVEL 01 (FDOT)

Scale
As indicated

L200

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