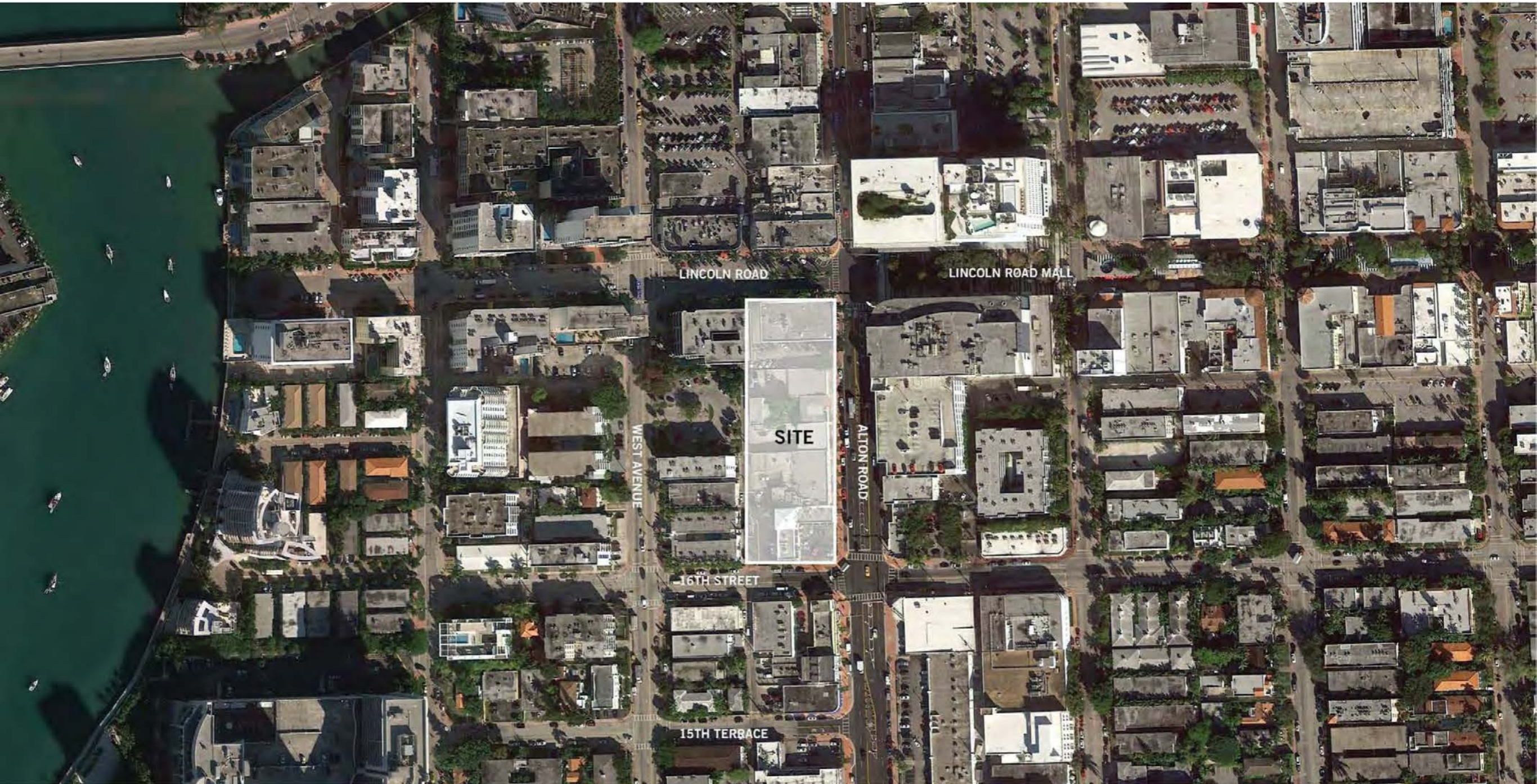


**DRB23-0979**

**1212 Lincoln**

**citizenM Hotel**



**1212 Lincoln**

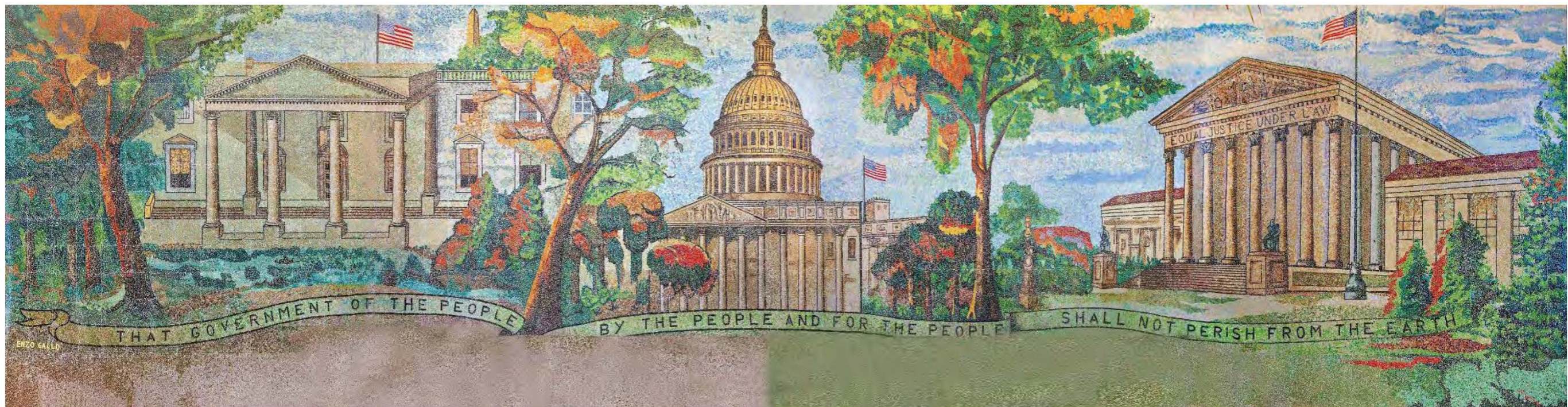


Phase II  
New citizenM Hotel and Retail

Phase I  
Existing Commercial  
and Parking

# Two Phase Development

# Former Bank Building Murals



# Approval Timeline

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



1  
2  
1  
2

Lincoln Rd

FLORIDA  
PLAFFO  
K

# 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 CT

MEETING DATE: July 5, 2016  
FILE NO: DRB0416-0015  
PROPERTY: 1600-1634 Alton Road "1212 Lincoln Road"  
APPLICANTS: ARR P 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, ARR P 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:

**Design Review**

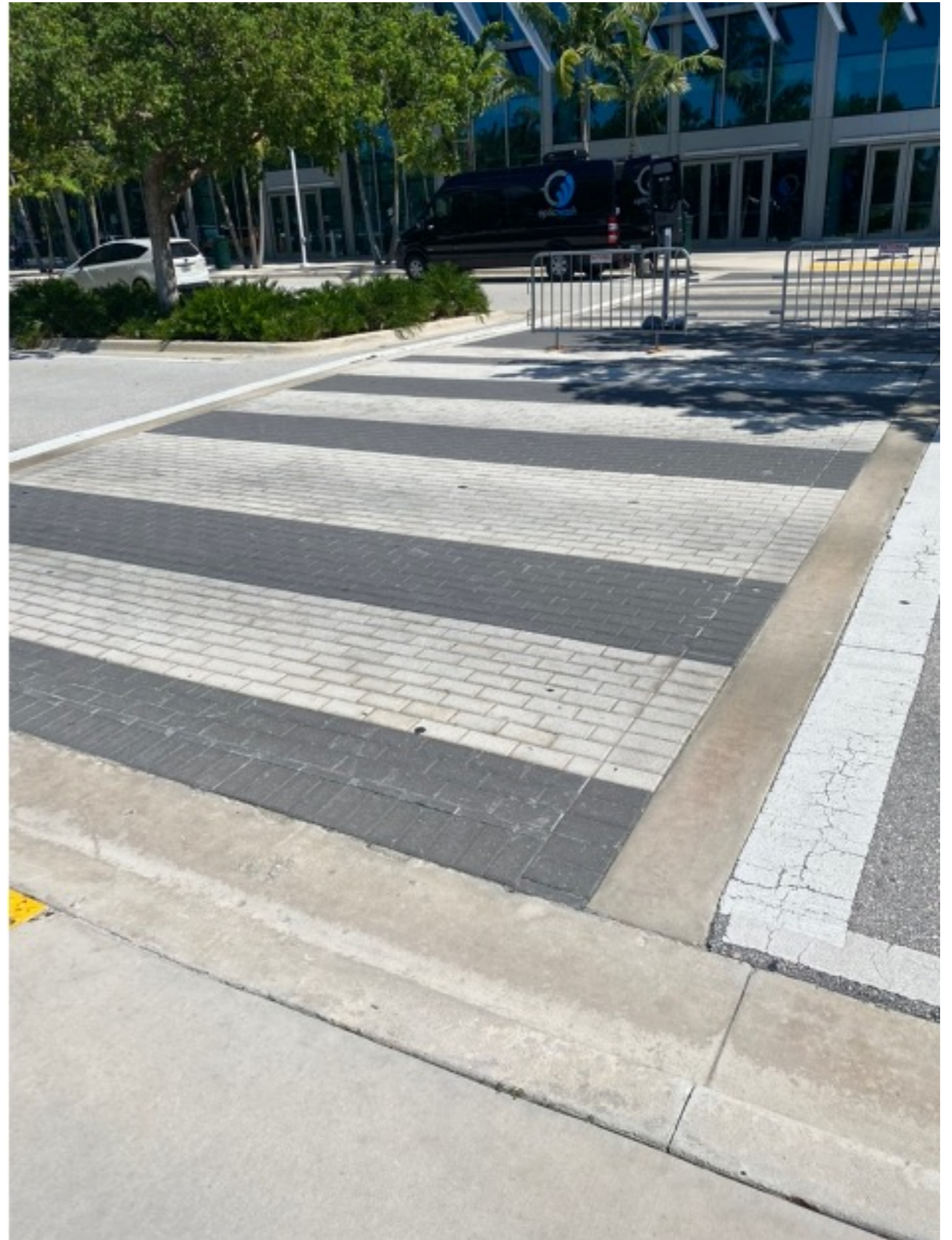
- A. The Board has jurisdiction pursuant to Section 118-252(a) of the Miami Beach Code. The property is not located within a designated local historic district and is not a individually designated historic site.
- B. Based on the plans and documents submitted with the application, testimony and information 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

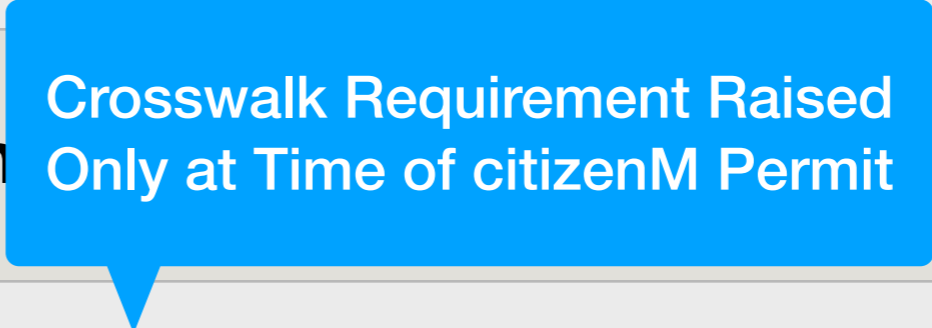
“[p]avers and concrete banding for a minimum width of 15'-0" shall be utilized for the north-south crosswalk across Lincoln Road and the two east-west crosswalks across Lincoln Road, in a manner to be reviewed and approved by staff consistent with the Design Review Criteria. and/or the directions from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

# Goal:

## Concrete Pavers and Banding



# Approval Timeline

<b>2016</b>	<b>Initial Design Approval for Project – No Specific Hotel</b>
<b>2017</b>	<b>Revised Plan – citizenM Contemplated</b>
<b>2019</b>	<b>Phase I Construction Complete</b>
<b>2020</b>	<b>citizenM Work Begins – Enzo Gallo Murals Saved at citizenM Expense</b>  <b>Crosswalk Requirement Raised Only at Time of citizenM Permit</b>
<b>2022</b>	<b>citizenM Work Begins – Enzo Gallo Murals Saved at citizenM Expense</b>
<b>2024</b>	<b>Hotel Nearing Completion</b>

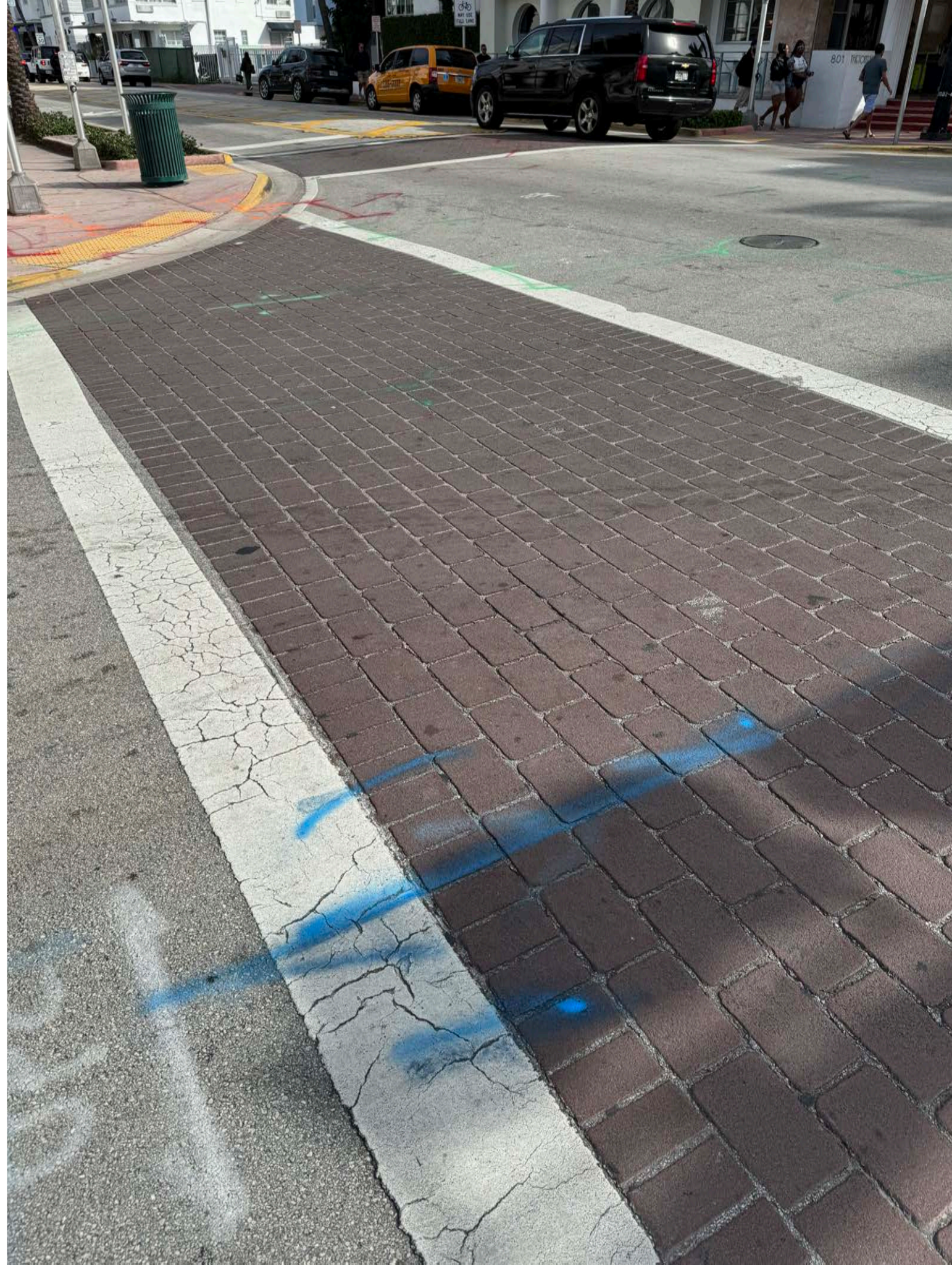
# Reality:

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
3,659	6,726
NA	NA
3,659	6,726

**OPEN SPACE**

A. Square feet of required open space as indicated on site plan: 3,659.04

B. Square feet of parking lot open space required as indicated on site plan

C. Total square feet of landscaped open space required: A+B

**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 not lot acre, less existing number of trees (2 high / 7 cal) 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 (or min. reqs): (No. of required trees + No. of street trees) x 12 = 288 534

B. % Native shrubs required: Number of required shrubs planted on roof deck + 107 = 144 389

C. All required native shrubs planted at ground level.

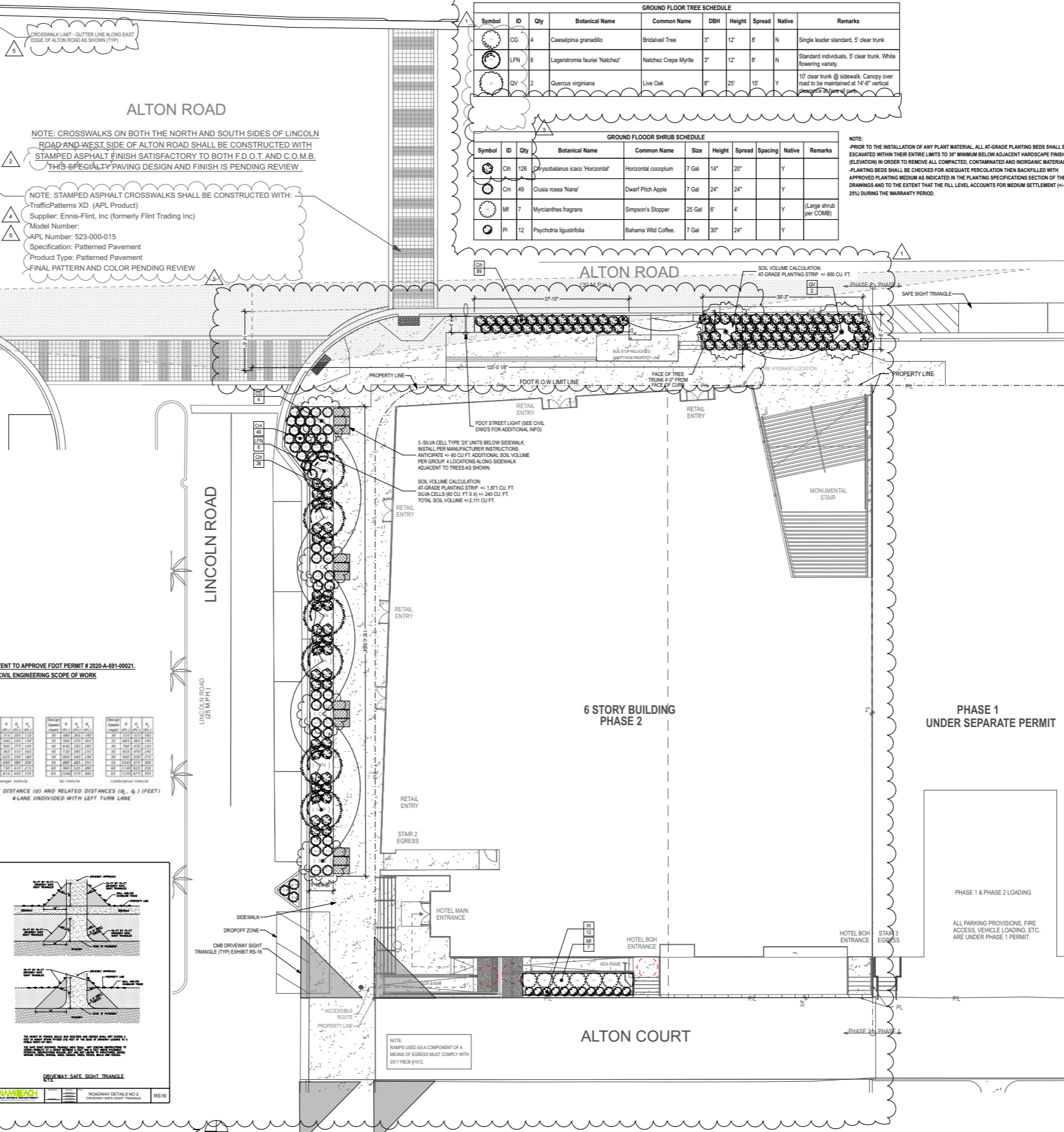
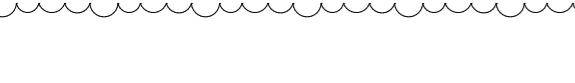
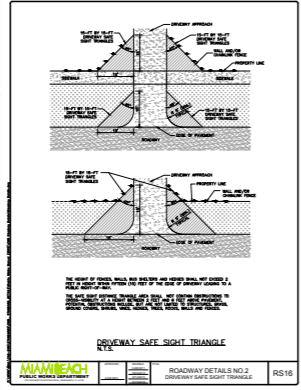
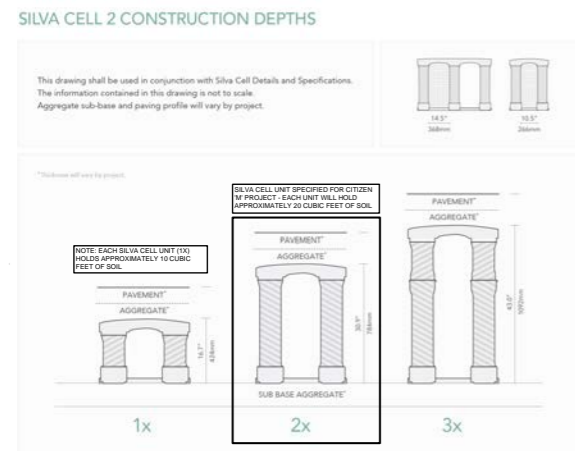
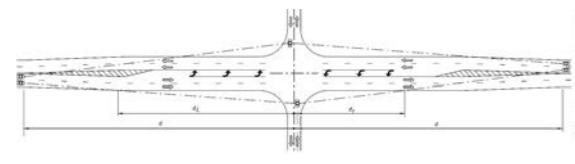
**LARGE SHRUBS OR SMALL TREES**

A. Number of large shrubs or small trees required: Number of required shrubs x 10% = 29 29

B. % Native large shrubs or small trees required: Number of large shrubs or small trees provided x 50% = 14 23

Table 215.2.2 Minimum Lateral Offset Criteria

Design Element	Curbed Roadways		High Speed Curbed and Flush Shoulder Roadway	
	New Construction	RRR	Design Speed	RRR
Light Poles	25-35 mph	40-45 mph	25-35 mph	40-45 mph
	1.5 feet	4.0 feet	1.5 feet	1.5 feet
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
Traffic Infraction Detectors	Do not locate in Medians. See FDM 215.2.9			
	For placement and installation specifications, refer to the State Traffic Engineering and Operations Office web page: <a href="http://www.flhwy.com/">http://www.flhwy.com/</a>			
ITS Poles and Related Items	Do not locate in Medians, except in conjunction with barriers that are justified for other reasons. See FDM 215.2.9			
	Do not locate within the limited-access right of way, except as allowed by Policy No. 900.525-015. Telecommunications facilities on Limited Access Rights of Way.			
Traffic Control Signs	Locate in accordance with Standard Plans.			
	Outside Clear Zone			
Trees	Where the diameter is or is expected to be > 4 inches measured 6 inches above the ground			
	RRR Projects: (1) Meet New Construction criteria for new plantings.			



### GROUND FLOOR TREE SCHEDULE

Symbol	ID	Qty	Botanical Name	Common Name	DBH	Height	Spread	Native	Remarks
CG	4	4	Caesalpinia granadillo	Bridalveil Tree	3"	12'	8'	N	Single leader standard, 5' clear trunk
LFN	6	6	Lagerstromia fauriei 'Natchez'	Natchez Crepe Myrtle	3"	12'	8'	N	Standard individuals, 5' clear trunk. White flowering variety.
OV	2	2	Quercus virginiana	Live Oak	8"	25'	15'	Y	10' clear trunk @ sidewalk. Canopy over road to be maintained at 14'-0" vertical clearance to top of curb.

### GROUND FLOOR SHRUB SCHEDULE

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

**citizen**  
citizenM Hotels  
1212 LINCOLN ROAD, MIAMI BEACH, FL 33139

**Gensler**  
Lic. No. MA002837

**MIAMI OFFICE**  
801 Brickell Avenue, Suite 2200  
Miami, FL 33131  
USA  
T 305.550.7070

**CONCEPT ARCHITECT**  
concrete  
outsidejs acherburgwal 78a  
1012 ir amsterdam NL

**STRUCTURAL**  
YOUSSEF HACHEM CONSULTING ENGINEERING, INC  
99 NW 27 AVE  
Miami, FL 33125  
T 305.969.9423

**MEP/FP/IT**  
BR+A CONSULTING ENGINEERS  
2600 Douglas Road, Suite 1100  
Coral Gables, FL 33134  
T 305.529.1515

**CIVIL**  
MLER 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. Valencia Way  
Greenwood Village, CO 80111  
T 303.926.1362

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

**LIFE SAFETY**  
SLS CONSULTING  
200 Palmetto Ave  
Coral Gables, FL 33134  
T 305.461.9852

Seal / Signature

Date	Description
01.06.2022	F.D.O.T. COMMENTS
02.02.2022	F.D.O.T. COMMENTS
03.10.2022	F.D.O.T. COMMENTS
04.28.2022	F.D.O.T. COMMENTS
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**

SCALE: 1" = 10'

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