MIAMIBEACH

PLANNING DEPARTMENT
1700 Convention Center Drive, Miami Beach, Florida 33139; Tel: 305.673.7550; Web: www.miamibeachfl.gov/planning

LAND USE BOARD HEARING APPLICATION

The following application is submitted for review and consideration of the project described herein by the land use board selected below. A separate application must be completed for each board reviewing the proposed project.

Application Information

FILE NUMBER	Is the property the primary residence & homestead of the applicant/property owner? ☐ Yes ■ No (if "Yes," provide office of the property appraiser summary report)
HPB23-0586	

Board of Adjustment	Design Review Board
☐ Variance from a provision of the Land Development Regulations	☐ Design review approval
☐ Appeal of an administrative decision	☐ Variance
☐ Modification of existing Board Order	☐ Modification of existing Board Order

Planning Board	Historic Preservation Board
☐ Conditional Use Permit	■ Certificate of Appropriateness for design
☐ Lot Split	☐ Certificate of Appropriateness for demolition
☐ Amendment to the Land Development Regulations or Zoning Map	☐ Historic District/Site Designation
☐ Amendment to the Comprehensive Plan or Future Land Use Map	☐ Variance
☐ Modification of existing Board Order	☐ Modification of existing Board Order

☐ **Other:**

Property Information – Please attach Legal Description as "Exhibit A"

ADDRESS OF PROPERTY
350 Lincoln Road, Miami Beach, FL 33139

FOLIO NUMBER(S)
02-3234-019-0820

Property Owner Information

PROPERTY OWNER NAME
SML 350 Lincoln Inc

ADDRESS	CITY	STATE	ZIPCODE
2800 NW 125th Street, Unit B-1	Miami	FL	33167

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS
305-769-5198		350LCN@WingsGroup.com

Applicant Information (if different than owner)

APPLICANT NAME
TD Bank - Nicole Thompson Floyd

ADDRESS	CITY	STATE	ZIPCODE
11012 Wildcat Dr	Riverview	FL	33579

BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS
813-335-5043		nicole.thompson-floyd@td.com

Summary of Request

PROVIDE A BRIEF SCOPE OF REQUEST

1. Installing illuminated green fins on walls above ground level storefront windows as architectural feature, facing Lincoln Road and Washington Avenue
2. Upgrading Exterior Signage of TD Bank on ground level with leased space of 4,672 SF.
3. Installation of illuminated Hyper Shield behind storefront facing Lincoln Road within the leased interior space.

Project Information			
Is there an existing building(s) on the site?	■ Yes	☐ No	
If previous answer is "Yes", is the building architecturally significant per sec. 142-108?	■ Yes	☐ No	
Does the project include interior or exterior demolition?	☐ Yes	■ No	
Provide the total floor area of the new construction.	4,672 SQ. FT.		
Provide the gross floor area of the new construction (including required parking and all usable area).	4,672 SQ. FT.		

Party responsible for project design			
NAME Micheline H. Diegan	■ Architect ☐ Contractor ☐ Landscape Architect ☐ Engineer ☐ Tenant ☐ Other_____		
ADDRESS 8375 Dix Ellis Trail, Building 600, Suite 105	CITY Jackosnville	STATE FL	ZIPCODE 32256
BUSINESS PHONE 904-760-4504	CELL PHONE 904-233-0824	EMAIL ADDRESS micheline.diegan@collierseng.com	

Authorized Representative(s) Information (if applicable)			
NAME Nicole Thompson Floyd	☐ Attorney ☐ Contact ☐ Agent ■ Other TD Bank VP Construction		
ADDRESS 11012 Wildcat Dr	CITY Riverview	STATE FL	ZIPCODE 33579
BUSINESS PHONE 813-335-5043	CELL PHONE	EMAIL ADDRESS nicole.thompson-floyd@td.com	
NAME Chris Groves	☐ Attorney ☐ Contact ☐ Agent ■ Other Project Manager - RJP		
ADDRESS 35A Dolphine Drive	CITY Treasure Island	STATE FL	ZIPCODE 33706
BUSINESS PHONE 707-815-6734	CELL PHONE	EMAIL ADDRESS cgroves@rjpcg.com	
NAME	☐ Attorney ☐ Contact ☐ Agent ☐ Other_____		
ADDRESS	CITY	STATE	ZIPCODE
BUSINESS PHONE	CELL PHONE	EMAIL ADDRESS	

Please note the following information:

- A separate disclosure of interest form must be submitted with this application if the applicant or owner is a corporation, partnership, limited partnership or trustee.
- All applicable affidavits must be completed and the property owner must complete and sign the "Power of Attorney" portion of the affidavit if they will not be present at the hearing, or if other persons are speaking on their behalf.
- To request this material in alternate format, sign language interpreter (five-day notice is required), information on access for persons with disabilities, and accommodation to review any document or participate in any City sponsored proceedings, call 305.604.2489 and select (1) for English or (2) for Spanish, then option 6; TTY users may call via 711 (Florida Relay Service).

Please read the following and acknowledge below:

- Applications for any board hearing(s) will not be accepted without payment of the required fees. All checks are to be made payable to the "City of Miami Beach".

- All disclosures must be submitted in CMB Application format and be consistent with CMB Code Sub-part A Section 2-482(c):
  (c) If the lobbyist represents a corporation, partnership or trust, the chief officer, partner or beneficiary shall also be identified. Without limiting the foregoing, the lobbyist shall also identify all persons holding, directly or indirectly, a five percent or more ownership interest in such corporation, partnership, or trust.

- Public records notice – All documentation submitted for this application is considered a public record subject to Chapter 119 of the Florida Statutes and shall be disclosed upon request.

- In accordance with the requirements of Section 2-482 of the code of the City of Miami Beach, any individual or group that will be compensated to speak or refrain from speaking in favor or against an application being presented before any of the City's land use boards, shall fully disclose, prior to the public hearing, that they have been, or will be compensated. Such parties include: architects, engineers, landscape architects, contractors, or other persons responsible for project design, as well as authorized representatives attorneys or agents and contact persons who are representing or appearing on behalf of a third party; such individuals must register with the City Clerk prior to the hearing.

- In accordance with Section 118-31. – Disclosure Requirement. Each person or entity requesting approval, relief or other action from the Planning Board, Design Review Board, Historic Preservation Board or the Board of Adjustment shall disclose, at the commencement (or continuance) of the public hearing(s), any consideration provided or committed, directly or on its behalf, for an agreement to support or withhold objection to the requested approval, relief or action, excluding from this requirement consideration for legal or design professional service rendered or to be rendered. The disclosure shall: (I) be in writing, (II) indicate to whom the consideration has been provided or committed, (III) generally describe the nature of the consideration, and (IV) be read into the record by the requesting person or entity prior to submission to the secretary/clerk of the respective board. Upon determination by the applicable board that the forgoing disclosure requirement was not timely satisfied by the person or entity requesting approval, relief or other action as provided above, then (I) the application or order, as applicable, shall immediately be deemed null and void without further force or effect, and (II) no application form said person or entity for the subject property shall be reviewed or considered by the applicable board(s) until expiration of a period of one year after the nullification of the application or order. It shall be unlawful to employ any device, scheme or artifice to circumvent the disclosure requirements of this section and such circumvention shall be deemed a violation of the disclosure requirements of this section.

- When the applicable board reaches a decision a final order will be issued stating the board's decision and any conditions imposed therein. The final order will be recorded with the Miami-Dade Clerk of Courts. The original board order shall remain on file with the City of Miami Beach Planning Department. Under no circumstances will a building permit be issued by the City of Miami Beach without a copy of the recorded final order being included and made a part of the plans submitted for a building permit.

The aforementioned is acknowledged by: ☐ Owner of the subject property ☒ Authorized representative

Nicole Thompson Floyd
SIGNATURE

Nicole Thompson Floyd
PRINT NAME

6/2/23
DATE SIGNED

OWNER AFFIDAVIT FOR INDIVIDUAL OWNER

STATE OF _____

COUNTY OF _____

I, _____, being first duly sworn, depose and certify as follows: (1) I am the owner of the property that is the subject of this application. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (3) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (4) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (5) I am responsible for remove this notice after the date of the hearing.

_____
SIGNATURE

Sworn to and subscribed before me this _____ day of _____ , 20_____. The foregoing instrument was acknowledged before me by _____ , who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

_____
NOTARY PUBLIC

My Commission Expires: _____

_____
PRINT NAME

ALTERNATE OWNER AFFIDAVIT FOR CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

STATE OF Florida

COUNTY OF Hillsborough

I, Nicole Thompson Floyd, being first duly sworn, depose and certify as follows: (1) I am the VP Construction (print title) of TD Bank (print name of corporate entity). (2) I am authorized to file this application on behalf of such entity. (3) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief. (4) The corporate entity named herein is the owner of the property that is the subject of this application. (5) I acknowledge and agree that, before this application may be publicly noticed and heard by a land development board, the application must be complete and all information submitted in support thereof must be accurate. (6) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (7) I am responsible for remove this notice after the date of the hearing.

SIGNATURE

Sworn to and subscribed before me this 12 day of December , 2023. The foregoing instrument was acknowledged before me by Nicole Thompson-Floyd , who has produced Drivers License as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

ALEXIS RODRIGUEZ
Notary Public - State of Florida
Commission # HH 344427
My Comm. Expires Dec 27, 2026

Alexis Rodriguez
NOTARY PUBLIC

My Commission Expires: Dec 27

Alexis Rodriguez
PRINT NAME

POWER OF ATTORNEY AFFIDAVIT

STATE OF Florida

COUNTY OF Miami-Dade

I, Meir Levy, being first duly sworn, depose and certify as follows: (1) I am the owner or representative of the owner of the real property that is the subject of this application. (2) I hereby authorize Nicole Thompson Floyd to be my representative before the Design Review Board. (3) I also hereby authorize the City of Miami Beach to enter my property for the sole purpose of posting a Notice of Public Hearing on my property, as required by law. (4) I am responsible for remove this notice after the date of the hearing.

Meir Levy, VP
PRINT NAME (and Title, if applicable)

SIGNATURE

Sworn to and subscribed before me this 31 day of May, 2023. The foregoing instrument was acknowledged before me by Meir Levy, who has produced _____ as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Nancy Laila
Commission # HH 96012
Commission Expires 02-22-2025
Bonded Through - Cynanotary
Florida - Notary Public

NOTARY PUBLIC

My Commission Expires: February 22, 2025

Nancy Laila
PRINT NAME

CONTRACT FOR PURCHASE

If the applicant is not the owner of the property, but the applicant is a party to a contract to purchase the property, whether or not such contract is contingent on this application, the applicant shall list the names of the contract purchasers below, including any and all principal officers, stockholders, beneficiaries or partners. If any of the contact purchasers are corporations, partnerships, limited liability companies, trusts, or other corporate entities, the applicant shall further disclose the identity of the individuals(s) (natural persons) having the ultimate ownership interest in the entity. If any contingency clause or contract terms involve additional individuals, corporations, partnerships, limited liability companies, trusts, or other corporate entities, list all individuals and/or corporate entities.

NAME

DATE OF CONTRACT

NAME, ADDRESS AND OFFICE	% OF STOCK

In the event of any changes of ownership or changes in contracts for purchase, subsequent to the date that this application if filed, but prior to the date of a final public hearing, the applicant shall file a supplemental disclosure of interest.

DISCLOSURE OF INTEREST
CORPORATION, PARTNERSHIP OR LIMITED LIABILITY COMPANY

If the property that is the subject of the application is owned or leased by a corporation, partnership or limited liability company, list ALL of the owners, shareholders, partners, managers and/or members, and the percentage of ownership held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

TD Bank

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP
Publicly traded company	
NYSE: TD	

NAME OF CORPORATE ENTITY

NAME AND ADDRESS	% OF OWNERSHIP

If there are additional corporate owners, list such owners, including corporate name and the name, address and percentage of ownership of each additional owner, on a separate page.

DISCLOSURE OF INTEREST
TRUSTEE

If the property that is the subject of the application is owned or leased by a trust, list any and all trustees and beneficiaries of the trust, and the percentage of interest held by each. If the owners consist of one or more corporations, partnerships, trusts, partnerships or other corporate entities, the applicant shall further disclose the identity of the individual(s) (natural persons) having the ultimate ownership interest in the entity.

_____

TRUST NAME

NAME AND ADDRESS	% INTEREST
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

COMPENSATED LOBBYIST

Pursuant to Section 2-482 of the Miami Beach City Code, all lobbyists shall, before engaging in any lobbying activities, register with the City Clerk. Please list below any and all persons or entities retained by the applicant to lobby City staff or any of the City's land development boards in support of this application.

NAME	ADDRESS	PHONE
Vanessa Madrid	701 Brickell Ave, Ste 3300, Miami FL 33131	305-789-7453
Nicole Thompson Floyd	1018 W Lumsden Rd, Brandon, FL 33511	813-335-5043

Additional names can be placed on a separate page attached to this application.

APPLICANT HEREBY ACKNOWLEDGES AND AGREES THAT (1) AN APPROVAL GRANTED BY A LAND DEVELOPMENT BOARD OF THE CITY SHALL BE SUBJECT TO ANY AND ALL CONDITIONS IMPOSED BY SUCH BOARD AND BY ANY OTHER BOARD HAVING JURISDICTION, AND (2) APPLICANT'S PROJECT SHALL COMPLY WITH THE CODE OF THE CITY OF MIAMI BEACH AND ALL OTHER APPLICABLE CITY, STATE AND FEDERAL LAWS.

APPLICANT AFFIDAVIT

STATE OF Florida

COUNTY OF _____

I, Nicole Thompson Floyd, being first duly sworn, depose and certify as follows: (1) I am the applicant or representative of the applicant. (2) This application and all information submitted in support of this application, including sketches, data, and other supplementary materials, are true and correct to the best of my knowledge and belief.

Nicole Thompson Floyd
SIGNATURE

Sworn to and subscribed before me this 2 day of November, 2023. The foregoing instrument was acknowledged before me by Nicole Thompson Floyd, who has produced FL DL as identification and/or is personally known to me and who did/did not take an oath.

NOTARY SEAL OR STAMP

Amy Lofley
NOTARY PUBLIC

My Commission Expires: 04/16/2027

Amy Lofley
PRINT NAME

AMY LOFLEY
Notary Public - State of Florida
Commission # HH 386732
My Comm. Expires Apr 16, 2027

EXHIBIT A

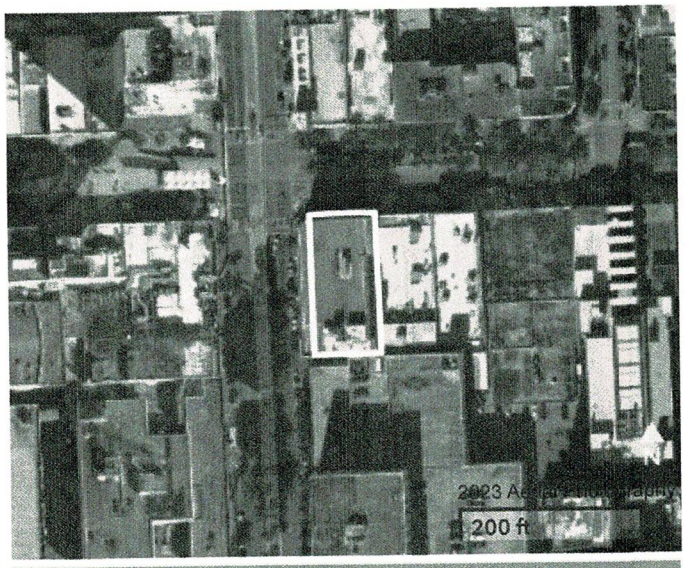
OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 12/11/2023

PROPERTY INFORMATION

Folio	02-3234-019-0820
Property Address	350 LINCOLN RD MIAMI BEACH, FL 33139-3106
Owner	SML 350 LINCOLN INC
Mailing Address	666 BROADWAY 2ND FLOOR NEW YORK, NY 10012
Primary Zone	6600 COMMERCIAL - LIBERAL
Primary Land Use	1829 OFFICE BUILDING - MULTISTORY : MIXED USE - COMMERCIAL
Beds / Baths /Half	0 / 0 / 0
Floors	5
Living Units	0
Actual Area	53,837 Sq.Ft
Living Area	53,837 Sq.Ft
Adjusted Area	53,301 Sq.Ft
Lot Size	11,250 Sq.Ft
Year Built	1946



ASSESSMENT INFORMATION

Year	2023	2022	2021
Land Value	$4,500,000	$4,500,000	$3,600,000
Building Value	$18,800,000	$12,109,150	$12,320,000
Extra Feature Value	$0	$0	$0
Market Value	$23,300,000	$16,609,150	$15,920,000
Assessed Value	$18,270,065	$16,609,150	$15,920,000

BENEFITS INFORMATION

Benefit	Type	2023	2022	2021
Non-Homestead Cap	Assessment Reduction	$5,029,935		

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION

ALTON BEACH 1ST SUB PB 2-77

LOT 16 & W1/2 LOT 15 BLK 54

LOT SIZE 75.000 X 150

COC 26361-1775 26523-1457 0408 1

TAXABLE VALUE INFORMATION

Year	2023	2022	2021
COUNTY			
Exemption Value	$0	$0	$0
Taxable Value	$18,270,065	$16,609,150	$15,920,000
SCHOOL BOARD			
Exemption Value	$0	$0	$0
Taxable Value	$23,300,000	$16,609,150	$15,920,000
CITY			
Exemption Value	$0	$0	$0
Taxable Value	$18,270,065	$16,609,150	$15,920,000
REGIONAL			
Exemption Value	$0	$0	$0
Taxable Value	$18,270,065	$16,609,150	$15,920,000

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
06/24/2014	$0	29251-4197	Corrective, tax or QCD; min consideration
04/01/2008	$14,000,000	26361-1775	Sales which are qualified

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at http://www.miamidade.gov/info/disclaimer.asp