



November 13, 2023

Parcel: 0232340190820

Job Address: 350 LINCOLN ROAD, MIAMI BEACH, FL 33018

Job Description: Interior Minor Renovation/Fit-out of existing Inline Branch Bank

RESPONSES TO HISTORIC PRESEVATION BOAD REVIEW COMMENTS

Reviewer: James Seiberling

Comments dated 09/19/2023

Email jamesseiberling@miamibeachfl.gov

Comment 1: Please provide a narrative response to the comments listed below.

1. APPLICATION

- a. In the LOI respond to the Lincoln Road Signage District criteria outlined in Section 6.4.1(b)(ii) of the Land Development Regulations.

Response: Refer to revised LOI.

- b. The application in the application form should be TD Bank.

Response: Applicant information revised with TD Bank.

Comment 2: DEFICIENCIES IN PRESENTATION

- a. Provide historic resources report.

Response: Provided in revised HPB Package.

- b. The cover photo should be an existing photo of the 350 Lincoln Road building or a proposed rendering of the 350 Lincoln Road building.

Response: Revised cover photo with existing exterior photo.

- c. Remove sheet S06.

Response: Removed.

- d. In section on sheet TDB-FINS indicate the granite cladding in the drawing. It is not clear if the fin structures are proposed to be attached to the granite. Show the proposed LED lighting mounted to the back of the fins in the section. In the rendering, the fins appear to flat and illuminated but based on the plans, the fins are 6" deep and backlit. Please revise renderings to be more realistic.

Response: Fin details attached to the granite updated. Please refer to revised Architectural Plans and Exhibits in revised HPB Package.

- e. Provide a close up rendering of the fins daytime/nighttime that is realistic.

Response: Please refer to revised Architectural Plans and Exhibits with close up day & nighttime renderings in revised HPB Package and GIF file of animation of fins lighting.

Comment 3: DESIGN/APPROPRIATENESS COMMENTS (Recommendations)

- a. Staff believes the signage as proposed does not meet the intent of the Lincoln Road Signage District which is to provide well designed, unique and



proportional graphics and signage, that is consistent with the historic period of significance and which does not detract from the architectural character of the building. First, staff is concerned with the number of holes that would be drilled into the granite in order to install the fins. Second, the signage proposed appears to be typical corporate TD Bank signage. Also, similar fins appear to have been installed at the TD Bank location at 3140 N Miami Ave. Signage that takes advantage of the Lincoln Road Signage District regulations should be unique and artistic (see signage at CVS, Alvin Island and Wings).

Response: Please refer to revised Architectural Plans and Exhibits in revised HPB Package.

- b. Staff is not supportive of the currently proposed design and would recommend that the proposed signage follow the standard sign regulations or be redesigned in a manner that is more consistent with the Lincoln Road Signage District criteria.

Response: Please refer to revised Architectural Plans and Exhibits in revised HPB Package.

----- Final Submittal File Naming

All PDF files must be named with the submittal deadline date and the type of document in the following format 'MM-DD-YYYY Document Name'. For example, if the deadline for first submittal is October 29, 2017 the file name would be '10-29-2017 Application'. Use this naming format for first and final CSS submittals. The uploaded file retains the name as it has been saved on your computer. The file name cannot be changed, and the file cannot be deleted once it is uploaded.

Please use names for the most common types of files. If the document type is not listed below, please use a document name that clearly identifies the file.

Document Name	Description
Application	Completed Land Use Board Application form including Exhibit A
LOI Letter of Intent	
Checklist Pre-application Checklist	
Labels Mailing Labels, List of Property Owners, Certified Letter and Map	

Response: Acknowledged.

September 19, 2023

BTR Copies of Previous Business Tax Receipts

Response: Provided in revised HPB Package.

Survey Recent Signed and Sealed Survey

Response: Provided in revised HPB Package.

Plans Architectural Plans and Exhibits

Response: Provided in revised HPB Package.

Landscape Landscaping Plans and Exhibits

Response: Not applicable.



HRR Historic Resources Report

Response: Provided in revised HPB Package.

Microfilm Building Card and Microfilm

Response: Provided in revised HPB Package.

Traffic Traffic Study

Response: Existing Bank. Not applicable.

Sound Sound Study

Response: Not applicable.

All pages of a document must be uploaded in one PDF file. Do not upload individual pages of a document.

Response: Acknowledged.

2. HPB Admin Review - Fail Gabriela Freitas Ph: email: gabrielafreitas@miamibeachfl.gov
Comments: General Correction

COMMENTS ISSUED BY 08/23/23

Please have the following comments corrected/submitted by Final Submittal:

1) File size for documents must not exceed 25MB in size each.

Response: Acknowledge.

2) Submit owners mail labels in Excel.

Response: Provided with revised HPB Package.

3) Page 1 of Application: Submit update to include File Number.

Response: Added on updated application.

4) Page 4 of Application: Owner Affidavit or Alternative Owner Affidavit must be signed and notarized.

Response: Not applicable.

5) Page 5 of Application: All members representing or speaking on behalf of the owner/applicant must be granted Power of Attorney from owner — Submit signed and notarized affidavit per speaker.

Response: Signed and notarized per updated application.

6) Page 6 of Application: Incomplete Disclosure – Disclosure must include all owners with corresponding percentages (%) of ownership who hold 5% or more.

Response: Not applicable.

7) Page 8 of Application: Compensated Lobbyist: All members representing or speaking on behalf of the owner/applicant must be registered as a lobbyist with the City Clerk.

Response: Not applicable.

8) Page 8 of Application: Submit signed and notarized Applicant Affidavit.

Response: Signed and notarized per updated application.

End of HPB Review Comments & Responses.

Prepared by:

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