



January 5, 2026

Subject: Historic Preservation Board Corrections
Project Name: Venetian Causeway Certificate of Appropriateness
Application No. HPB25-0681

Dear Reviewers,

EAC Consulting, Inc is pleased to provide this response to your request for information (RFI) for the above referenced project. The Disapproval Comments are transcribed below and our responses are provided in **bold** text after each question/comment:

HPB Plan Review: Reviewer – Giselle Deschamps

1. Provide a copy of the signed and dated checklist.

Comment 1 Response: Submitted, please refer to checklist.

2. A Letter of Intent shall be submitted and outline application details and identify the Certificate of Appropriateness for proposed design.

Comment 2 Response: Noted. Please refer to the revised Letter of Intent.

3. Upload property owner's list and copy of original certified letter from provider. See #52 for submittal of hard copy / originals of these items in checklist.

Comment 3 Response: Submitted. Please refer to Property Owner's List PDF and Excel file.

4. Provide an electronic version of original signed & sealed survey, dated no more than six months from date of application. Survey must provide: lot area, grade per Section 1.2.1 of the Resiliency Code. (If no sidewalk exists, provide the elevation of the crown of the road) and spot elevations.

Comment 4 Response: A signed and sealed survey is not available and is not included with this submittal.

5. Please respond to the Certificate of Appropriateness Criteria as per sec. 2.13.7.d in the letter of intent.

Comment 5 Response: Please refer to the revised Letter of Intent.

6. The plans need to be formatted for printing on 11x17 sheets. The Board members review hard copies, and all text and diagrams must be legible when printed.

Comment 6 Response: Please refer to the document labeled "Site Plan" formatted for 11x17 printing.

7. Provide a Cover Sheet with bullet point scope of work, clearly labeled "Final Submittal" and dated with Final Submittal deadline date.

Comment 7 Response: Please refer to the revised cover sheet.

8. Please include a Context Location Plan, Minimum 8.5" X 11" Color Aerial of 1/2-mile radius, identifying project and showing name of streets (no Google images).

Comment 8 Response: Please refer to document labeled "Context Location Plan".

9. The full legal description of the property shall be noted if not included in survey (for lengthy legal descriptions, attach as a separate document - label clearly).

Comment 9 Response: The Venetian Causeway does not have a full legal description. As such, a full legal description is not available and is not included with this submittal.

10. Provide a Site Plan (including adjacent right-of-way widths) showing the location of the bridges and all site improvements.

Comment 10 Response: Please refer to document labeled "Site Plan".

11. If applicable, provide Demolition Plans (Floor Plans & Elevations with dimensions).

Comment 11 Response: Once selected, the Contractor will submit Demolition Plans to the Engineer for approval prior to the removal of any existing structures and/or bridges, in accordance with the Contract Plans.

12. Include the material finish of the proposed railings and light poles for further review.

Comment 12 Response: Please refer to document labeled "Material Finish Notes for Railing and Light Poles".

13. The letter of Intent shall include and respond to all sea level rise and resiliency review criteria per section 7.1.2.4 of the Resiliency Code.

Comment 13 Response: Noted. Please refer to the revised Letter of Intent.

HPB Admin Review: Reviewer – Gabriela Freitas

1. Submit checklist. Must include name, signatures, and date.

Comment 1 Response: Submitted, please refer to checklist.

2. Submit owners mail labels in PDF and Excel.

Comment 2 Response: Submitted. Please refer to Property Owner's List PDF and Excel file.

3. Submit signed and notarized application.

Comment 3 Response: Submitted. Please refer to Land Use Board Hearing Application.

4. All fees and paper submittal must be paid and delivered to the Planning Department at 1700 Convention Center Drive, 2nd Floor, Miami Beach, by 1:00 p.m. on the due date. Please consult the Land Use Board calendar for due dates. Delays in payment or delivery times/date will result in applications being moved to the next available hearing. The submittal shall consist of the final versions of the documents which were approved for this application and MUST be consistent with the electronic plans / documents reviewed and approved for which a Notice to Proceed was issued. Nothing can change between the Formal Submittal and the scheduled date of hearing. Each file document must be labeled by day of submittal and document name.

Comment 4 Response: Noted.

Thank you for your consideration of the above responses and the attached materials. Please contact ARivera@EACconsult.com or at 305-265-5474 in the event any of the information presented here is not sufficient, or any other additional matters that require attention to ensure compliance.

Best Regards,

A handwritten signature in black ink, appearing to read "Andrea", written in a cursive style.

Andrea Rivera
EAC Consulting, Inc.