

# Narrative of Revisions



**PROJECT:** Ocean Terrace Streetscape Park  
Prepared for: City of Miami Beach HPB

**Date:** 07.02.2021

**Note:**  
The revised drawings are being submitted at the request of the Historic Preservation Board in response to the comments received from the City of Miami Beach. The responses below reflect revisions or clarifications in response to the comments received on June 25, 2021.  
All changes described below are based upon Construction Documents prepared by Raymond Jungles, Inc. The revisions have been noted as Revision 1 on the revised drawings.

Comment	Comment
<b>#1</b>	Deck/walkway in the Dune overlay has more than 10'-0" in width. Clearly indicate on plans the width of the deck/walkway at the largest point on the Dune Overlay. Revise letter of intent accordingly.
Response / Revision Narrative	
Please refer to sheets LH.100, LH.101 & LH.102 indicating the concrete walkway widths.	
Comment	Comment
<b>#2</b>	Bar must be screened from view.
Response / Revision Narrative	
Bar is screened from view with dense planting. Please refer to sheets LP.102, LP.202, LP.300.	
Comment	Comment
<b>#3</b>	Any improvement in the public right of way must be approved by the Public Works department.
Response / Revision Narrative	
Acknowledged.	
Comment	Comment
<b>#4</b>	Provide details or references of the continuation of the improvements in the Dune Overlay and Oceanfront Overlay. It is not clear the future connection of the proposed improvements to adjacent properties.
Response / Revision Narrative	
Please refer to the Letter of Intent for related variances.	
Comment	Comment
<b>#5</b>	The historic district boundary on the survey and proposed site plans is not correct. The erosion control line is the eastern boundary of the Harding Townsite/South Altos del Mar Local Historic District.
Response / Revision Narrative	
Please refer to sheets LH.100, LH.101 & LH.102.	
Comment	Comment
<b>#6</b>	Indicate that the improvements south of the center line of 73rd Street is not within the jurisdiction of the HPB.
Response / Revision Narrative	
Please refer to sheet LH.100 for the General Note-3.	

Comment	Comment
<b>#7</b>	Show the ROW vacation boundaries in at least one of the site plans.
Response / Revision Narrative	
Please refer to sheets LH.101 & LH.102 indicating the ROW vacation boundaries.	
Comment	Comment
<b>#8</b>	The LZ pages the zoning districts and extents are not accurate.
Response / Revision Narrative	
After consultation with James Seiberling (Principal Planner at City of Miami Beach) he stated that after review, the zoning districts are technically correct. However, we were advised to revise them specific for the project scope of work. Please refer to sheets LZ.104, LZ.105 & LZ.106 for the updates.	
Comment	Comment
<b>#9</b>	Please note the bar counter must be screened from view from the beach walk and any public ROW.
Response / Revision Narrative	
Bar is screened from view with dense planting. Please refer to sheets LP.102, LP.202, LP.300.	