

OCEAN TERRACE

7400 Ocean Terrace
Miami Beach, FL 33141

HISTORIC PRESERVATION BOARD

Final Cap Submittal - July 5th, 2021
HPB19-0363

MODIFICATION TO
PREVIOUSLY APPROVED CERTIFICATE OF APPROPRIATENESS
HPB17-0150

DEVELOPER

OCEAN TERRACE HOLDINGS
1035 NORTH MIAMI AVENUE, SUITE 201
MIAMI, FLORIDA 33136
PHONE: 305.324.4700
FAX: 305.574.8564

DESIGN & EXECUTIVE ARCHITECT

REVUELTA ARCHITECTURE INTERNATIONAL
2950 SW 27TH AVENUE, SUITE 100
MIAMI, FLORIDA 33133
PHONE: 305.590.5000
FAX: 305.590.5200

PRESERVATION ARCHITECT

HEISENBOTTLE ARCHITECTS
2199 PONCE DE LEON BOULEVARD, SUITE 400
CORAL GABLES, FLORIDA 33134
PHONE: 305.446.7799
FAX: 305.446.9275

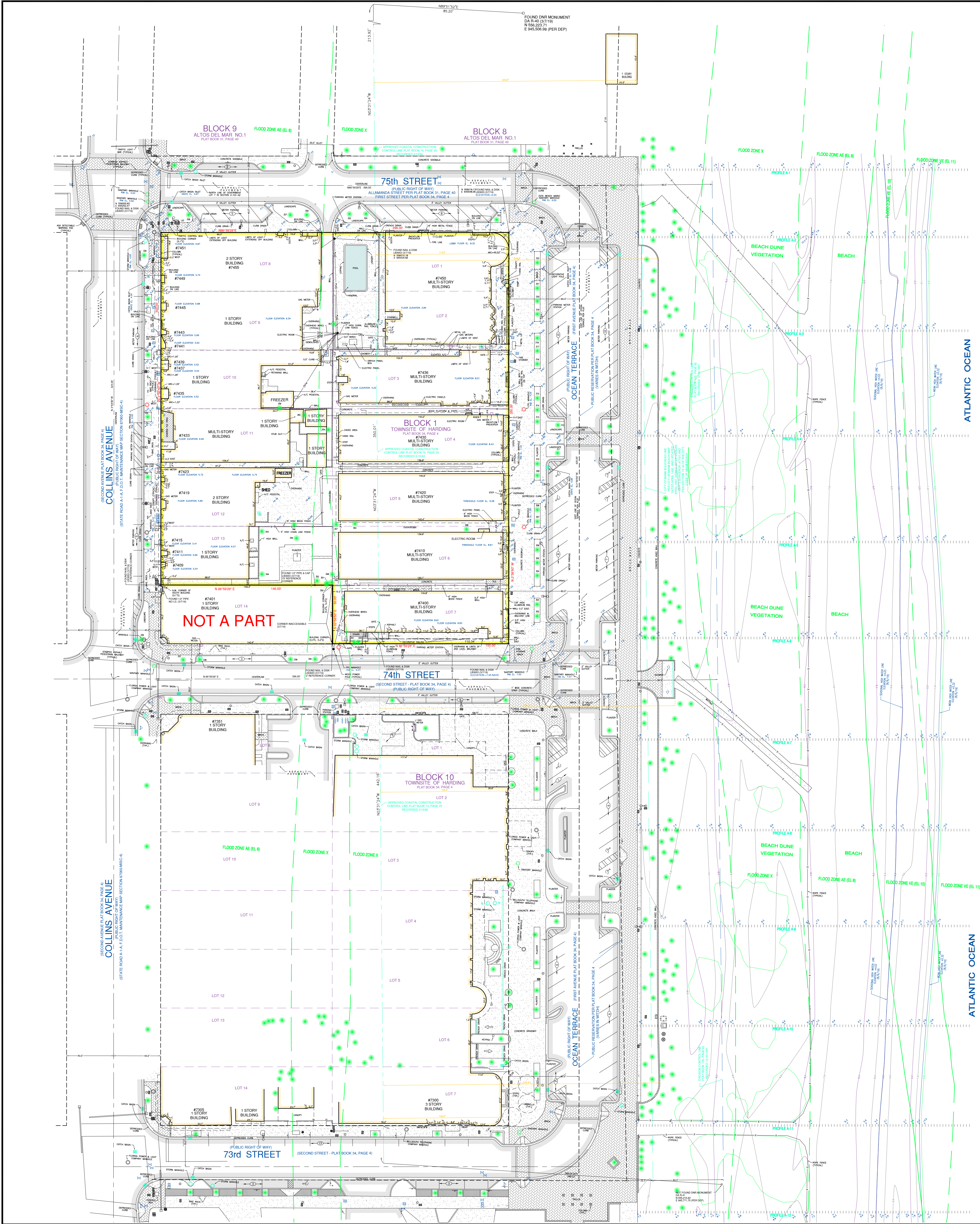
LANDSCAPE ARCHITECT

ENEAS GARDEN DESIGN
7580 NE 4TH CT, STUDIO 105
MIAMI, FLORIDA 33138
PHONE: 305.576.6702
FAX: 305.576.6703

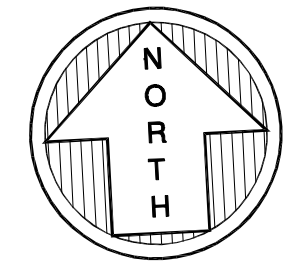
3. RESIDENTIAL REVISIONS

	RENDERINGS - OVERALL
A-501	NORTHEAST VIEW - PEDESTRIAN
A-502	NORTHEAST VIEW - AERIAL
A-503	NORTHWEST VIEW - PEDESTRIAN
A-504	SOUTHWEST VIEW - PEDESTRIAN

	SECTIONS - OVERALL
A-401	SECTION A-A'
A-402	SECTION B-B'
A-403	SECTION C-C'



ELEVATIONS SHOWN HEREON ARE BASED ON
NORTH AMERICAN VERTICAL DATUM OF 1988



GRAPHIC SCALE
1" = 30' (IN FEET)
1 inch = 30 feet



- LEGEND
- CATCH BASIN
 - MANHOLE
 - LIGHT POLE
 - WATER METER
 - WATER VALVE
 - CATCH BASIN INLET
 - UTILITY POLE
 - RISER
 - FIRE HYDRANT
 - HANDHOLE
 - SIGN
 - BOLLARD
 - CLEAROUT
 - 0.5' CURB
 - 2.00' CURB & GUTTER
 - CONCRETE
 - ASPHALT PAVEMENT
 - CHAIN LINK FENCE
 - OVERHEAD ELECTRIC LINE
 - OVERHEAD SIGNAL LIGHTS
 - OVERHEAD TELEPHONE/ELECTRIC LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - UNDERGROUND SANITARY LINE
 - UNDERGROUND TELEPHONE LINE
 - UNDERGROUND WATER LINE
 - UNDERGROUND COMMUNICATION LINE
 - ELEVATION
 - INVERT
 - SANITARY
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - I.D. = IDENTIFICATION
 - FPAL = FLORIDA POWER & LIGHT
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION

NOT TO
SCALE

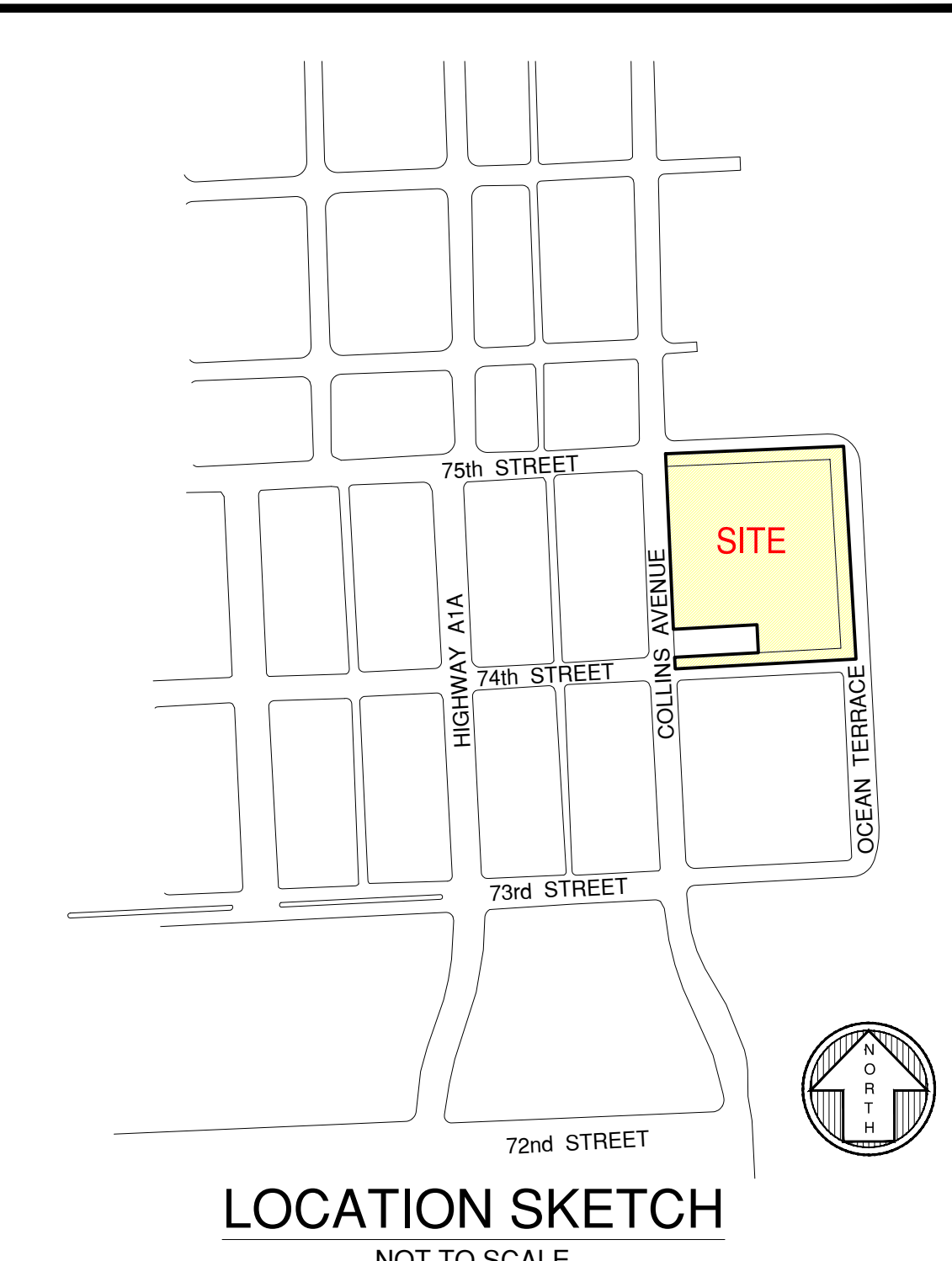
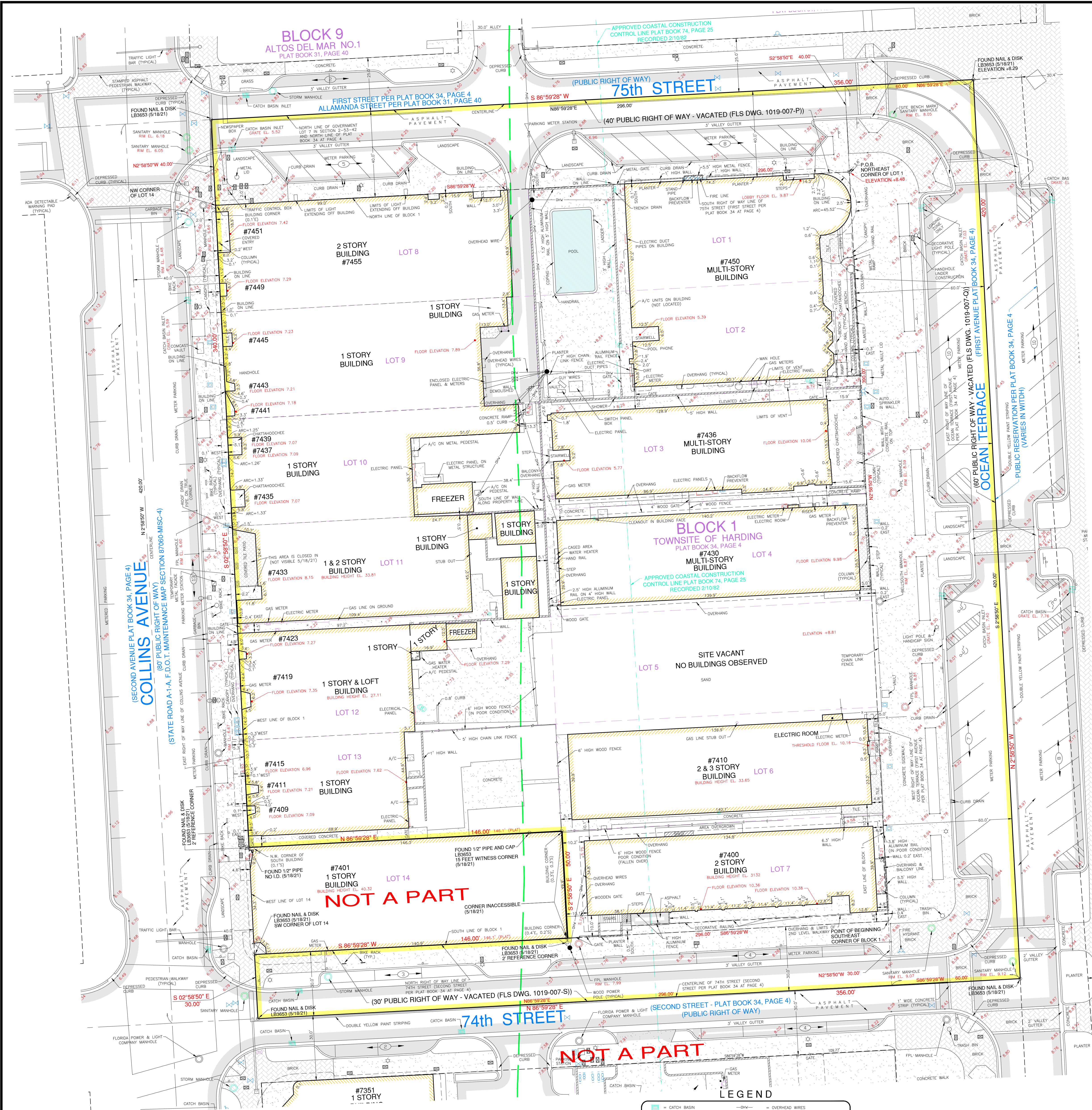
OWNER: CLARO DEVELOPMENT

No.	Revision	Description
1	17485	AMEND TO SHOW LOCATED BEACH PROFILES
2	18074	AMEND TO SHOW LOCATED BEACH PROFILES
3	18074	AMEND TO SHOW LOCATED BEACH PROFILES
4	18074	AMEND TO SHOW LOCATED BEACH PROFILES

FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00006693
180 Northeast 168th Street / North Miami Beach, Florida 33162
Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flsurvey.com

BOUNDARY & TOPOGRAPHIC SURVEY
COLLINS & 74th STREET
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA

Original Date	1/26/17
Scale	1"=30'
Drawn By	DWF / JUB / MAP
CAD No.	161547
Plotted	8/14/19 2:16p
Ref. Dwg.	N/A
Field Book	6444-11 & F.S. -TMC
Job No.	170310
Dwg. No.	2016-170-1-NAVJ
Sheet	2 of 2



LEGAL DESCRIPTION:

Lots 1 through 13, Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34, Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

A portion of the Right-of-Way of Ocean Terrace that adjoins Lots 1 through 7 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 7; thence North 02°58'50" West along the East line of said Block 1, also being the West Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 390.00 feet to a point on the North line of Government Lot 7, lying in Section 2, Township 53 South, Range 42 East, also being the North line of Plat Book 34 at Page 4; thence North 86°59'28" East along said North line of Government Lot 7 for 60.00 feet to a point on the East Right-of-Way line of said Ocean Terrace; thence South 02°58'50" East along said East Right-of-Way line for 420.00 feet to the centerline of 74th Street (Second Street per Plat Book 34, Page 4); thence South 86°59'28" West, along said center line, for 60.00 feet; thence North 02°58'50" West along the Southerly extension of said East line of Block 1 for 30.00 feet to the Point of Beginning.

and

A portion of the Right-of-Way of 74th Street that adjoins Lots 7 and 14 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Lot 7; thence South 86°59'28" West, along the South line of said Lots 7 and 14, also being the North Right-of-Way line of said Ocean Terrace, (First Avenue per Plat Book 34 at Page 4) for 296.00 feet to the Southwest corner of said Lot 14; thence South 02°58'50" East, along the Southerly prolongation of the West line of said Lot 14, also being the East Right-of-Way line of Collins Avenue (Second Avenue per Plat Book 34 at Page 4), for 30.00 feet to a point on the center line of said 74th Street; thence North 86°59'28" East, along said center line, for 296.00 feet to a point on the Southerly prolongation of the East line of said Lot 7; thence North 02°58'50" West, along said Southerly prolongation, for 30.00 feet to the Point of Beginning.

and

A portion of the Right-of-Way of 75th Street that adjoins Lots 1 and 8 in Block 1, of TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Lot 1; thence South 86°59'28" West along the North line of said Lots 1 and 8, also being the South Right-of-Way line of said 75th Street, (First Street per Plat Book 34 at Page 4) for 296.00 feet to the Northwest corner of said Lot 8, also being a point on the East Right-of-Way line of Collins Avenue (Second Avenue per Plat Book 34 at Page 4); thence North 02°58'50" West, along the Northerly prolongation of the West line of said Lot 8, also being said East Right-of-Way line of Collins Avenue for 40.00 feet to a point on the North line of Government Lot 7, lying in Section 2, Township 53 South, Range 42 East, also being the North line of Plat Book 34 at Page 4; thence North 86°59'28" East along said North line of Government Lot 7 for 296.00 feet; thence South 02°58'50" East, along the Northerly prolongation of the East line of said Lot 1, for 40.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were NOT abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 86°59'28" E for the center line of 74th Street, and evidenced by (2) two set nails & disks.
- Elevations shown hereon are relative to the National Geodetic Vertical Datum of 1929, based on Miami-Dade Benchmark No. G-313, Elevation +8.26 and located in January, 2017 at the intersection of 72nd Street and Highway A-1-A.
- Lands shown hereon are located within an area having a Zone Designation X and AE (EL 8) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 120660326L, for Community No. 120651, dated September 11, 2009, and index map revised September 11, 2009, and is relative to the National Geodetic Vertical Datum of 1929.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 142,220 square feet, or 3.265 acres, more or less.
- All horizontal control measurements are within a precision of 1:10,000.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- Roof overhang not located unless otherwise shown.
- Underground improvements and/or underground encroachments not shown unless otherwise indicated.
- The approximate location of all utilities shown hereon were determined from As-Built plans and/or on-site locations and should be verified before construction.
- Legal description shown hereon furnished by client and no claims as to ownership are made or implied.
- Folio No.'s: 02-3202-003-0010, 02-3202-003-0020, 02-3202-003-0030, 02-3202-003-0040, 02-3202-003-0050, 02-3202-003-0060, 02-3202-003-0070, 02-3202-003-0080, 02-3202-003-0090, 02-3202-003-0100, 02-3202-003-0110, 02-3202-003-0120 and adjacent vacated Rights-of-Ways

SURVEYOR'S CERTIFICATION:

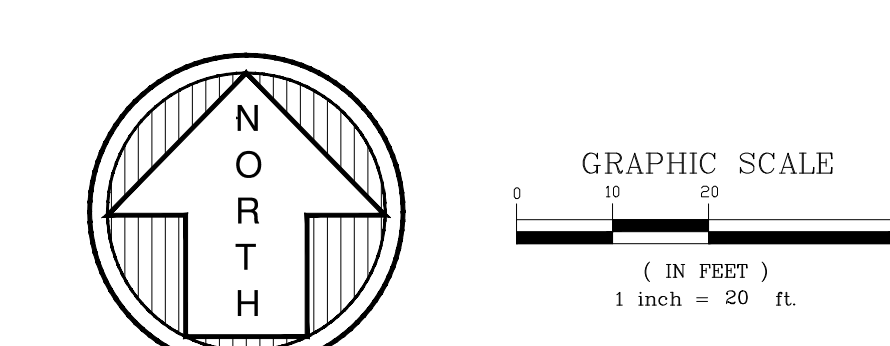
I hereby certify that this "Boundary & Topographic Survey" was made under my responsible charge on December 19, 2019, and was last updated on May 18, 2021 and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes. The fieldwork on site completed on May 18, 2021.

"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC., LB3653

Digitally signed by Daniel C Fortin
DN: cn=US, o=Unaffiliated,
ou=A01410D0000017402A28F4200042958,
cn=Daniel C Fortin
Date: 2021.05.27 15:06:43 -0400

By: Daniel C. Fortin, Jr. For The Firm
Surveyor and Mapper, LS4335
State of Florida



LEGEND	
	CATCH BASIN
	MANHOLE
	LIGHT POLE
	WATER METER
	WATER VALVE
	CATCH BASIN INLET
	UTILITY POLE
	RISE
	FIRE HYDRANT
	HANDHOLE
	SIGN
	CONCRETE POWER POLE
	WOOD POWER POLE
	CLEAN OUT
	OVERHEAD WIRES
	0.5' CURB
	2.0' CURB & GUTTER
	CHAIN LINK FENCE
	GRADE ELEVATION
	ELEVATION
	INVERT
	S&L
	P.R.M.
	B.O.S.
	T.O.B.
	TEMPORARY BENCH MARK
	CONCRETE
	ASPHALT PAVEMENT
	OFFICIAL RECORD BOOK
	POINT OF BEGINNING

This Drawing is the Property of Fortin, Leavy, Skiles, Inc. and is on Instrument of Service not to be Reproduced in Whole or in Part without the Express Written Permission of Same.

No.	210299	UPDATE SURVEY - RL	KTP
No.	O.N.	Revision Description	

Drawn By: DWF
Cnd. No. 161547
Plotted: 5/24/21 1:33p
Dwg. No. 2016-170-NGVD
Field Book: 644-12 & F.S. -TMC

BOUNDARY & TOPOGRAPHIC SURVEY
OCEAN TERRACE-COLLINS & 74th STREET
CITY OF MIAMI BEACH, MIAMI-DADE COUNTY, FLORIDA
FORTIN, LEAVY, SKILES, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 0000653
180 Northeast 168th Street / North Miami Beach, Florida, 33162
Phone: 305-653-4493 / Fax: 305-651-7152 / Email: info@survey.com

Date	12/19/19
Scale	1"=20'
Job No.	191242
Dwg. No.	2019-171
Sheet	1 of 1

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of the Right-of-Way of 74th Street, 75th Street and Ocean Terrace that adjoins Lots 1 through 7, 8 and 14, Block 1, TOWNSITE OF HARDING, according to the Plat thereof, as recorded in Plat Book 34 at Page 4, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Begin at the Southeast corner of said Block 1; thence N 02°58'50" W along the East line of said Block 1, also being the West Right-of-Way line of said Ocean Terrace (First Avenue per Plat Book 34 at Page 4) for 350.00 feet to the Northeast corner of said Block 1; thence S 86°59'28" W along the North line of said Block 1, also being the South Right-of-Way line of said 75th Street, (First Street per Plat Book 34 at Page 4) for 296.00 feet to the Northwest corner of said Block 1; thence N 02°58'50" W along the Northerly prolongation of the West line of said Block 1, also being the East Right-of-Way line of Collins Avenue for 40.00 feet; thence N 86°59'28" E along the North line of Government Lot 7, lying in Section 2, Township 53 South, Range 42 East, also being the North line of Plat Book 34 at Page 4 for 356.00 feet; thence S 02°58'50" E along the East Right-of-Way line of said Ocean Terrace (First Avenue per Plat Book 34 at Page 4) for 420.00 feet; thence S 86°59'28" W along the centerline of said 74th Street (Second Street per Plat Book 34 at Page 4) for 356.00 feet; thence N 02°58'50" W along the Southerly prolongation of said West line of Block 1 and East Right-of-Way line of Collins Avenue (Second Avenue per Plat Book 34 at Page 4) for 30.00 feet to the Southwest corner of said Block 1; thence N 86°59'28" E along the South line of said Block 1, also being the North Right-of-Way line of said 74th Street (Second Street per Plat Book 34 at Page 4) for 296.00 feet to the Point of Beginning.

SURVEYOR'S NOTES:

- This site lies in Section 2, Township 53 South, Range 42 East, City of Miami Beach, Miami-Dade County, Florida.
- Bearings hereon are referred to an assumed value of N 02°58'50" W for the centerline of Collins Avenue.
- Lands shown hereon were not abstracted for easements and/or rights-of-way of records.
- Lands shown hereon containing 45,920 square feet, or 1.054 acres, more or less.
- This is not a "Boundary Survey" but only a graphic depiction of the description shown hereon.
- Dimensions shown hereon are based on Fortin, Leavy, Skiles, sketch #2016-170-NGVD.

SURVEYOR'S CERTIFICATION:

I hereby certify that this "Sketch of Description" was made under my responsible charge on November 22, 2019, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Not valid without the signature and the original raised seal of a Florida Licensed Surveyor and Mapper

FORTIN, LEAVY, SKILES, INC., LB3653

By: Daniel C. Fortin, Jr., For The Firm
Surveyor and Mapper, LS6435
State of Florida.

Daniel C
Fortin

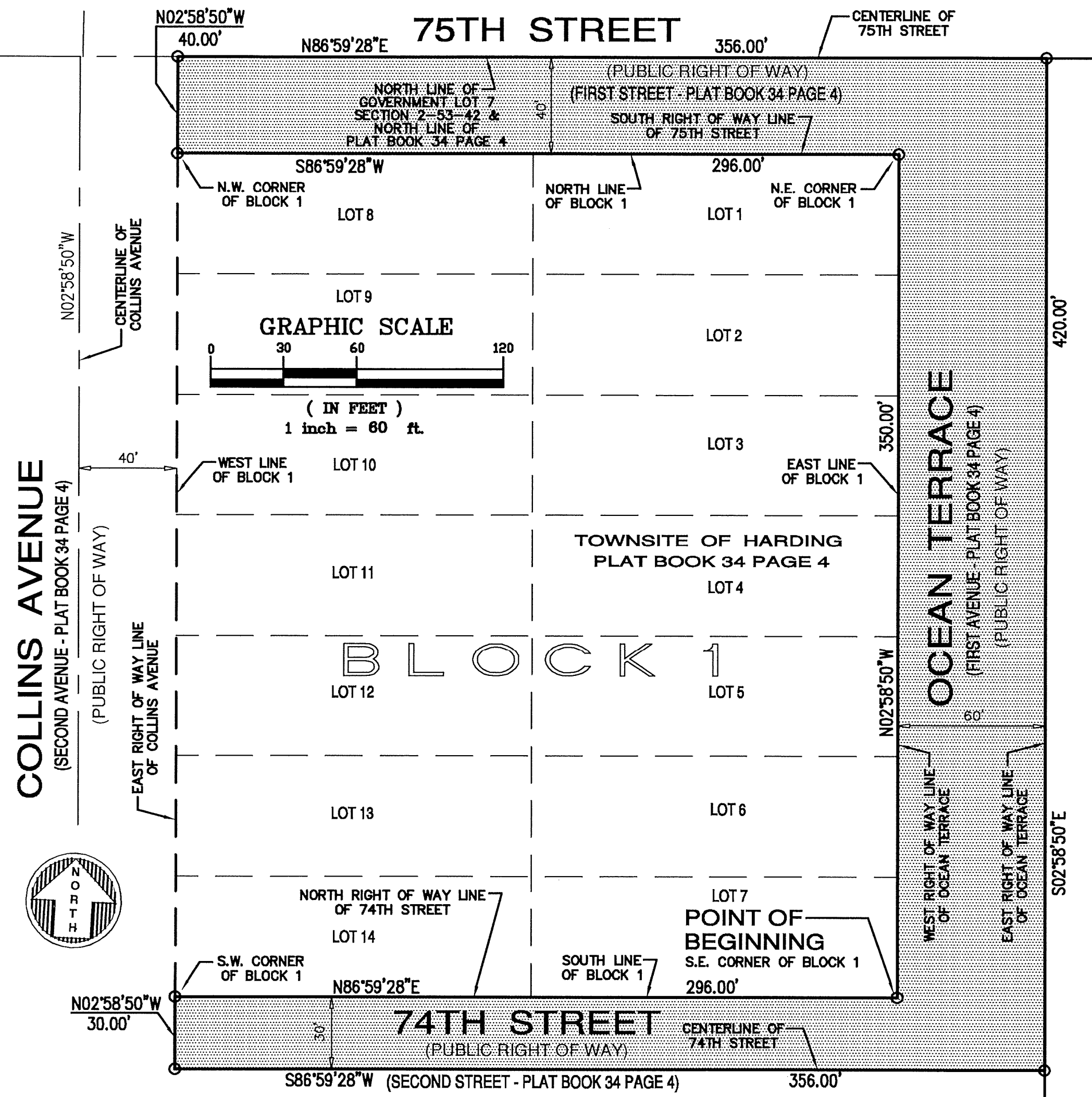
Digitally signed by Daniel C Fortin
DN: c=US, o=IdenTrust ACES
Unaffiliated Individual, cn=Daniel C
Fortin,
0.9.2342.19200300.100.1.1=A01097
C00000161773B91FA0000E42F
Date: 2019.12.03 14:29:39 -05'00'

Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

LEGAL DESCRIPTION, NOTES & CERTIFICATION
FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th. Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	11/22/19
Scale	NOT TO SCALE
Job. No.	191077
Dwg. No.	1019-007-T
Sheet	1 of 3

EXHIBIT "A"

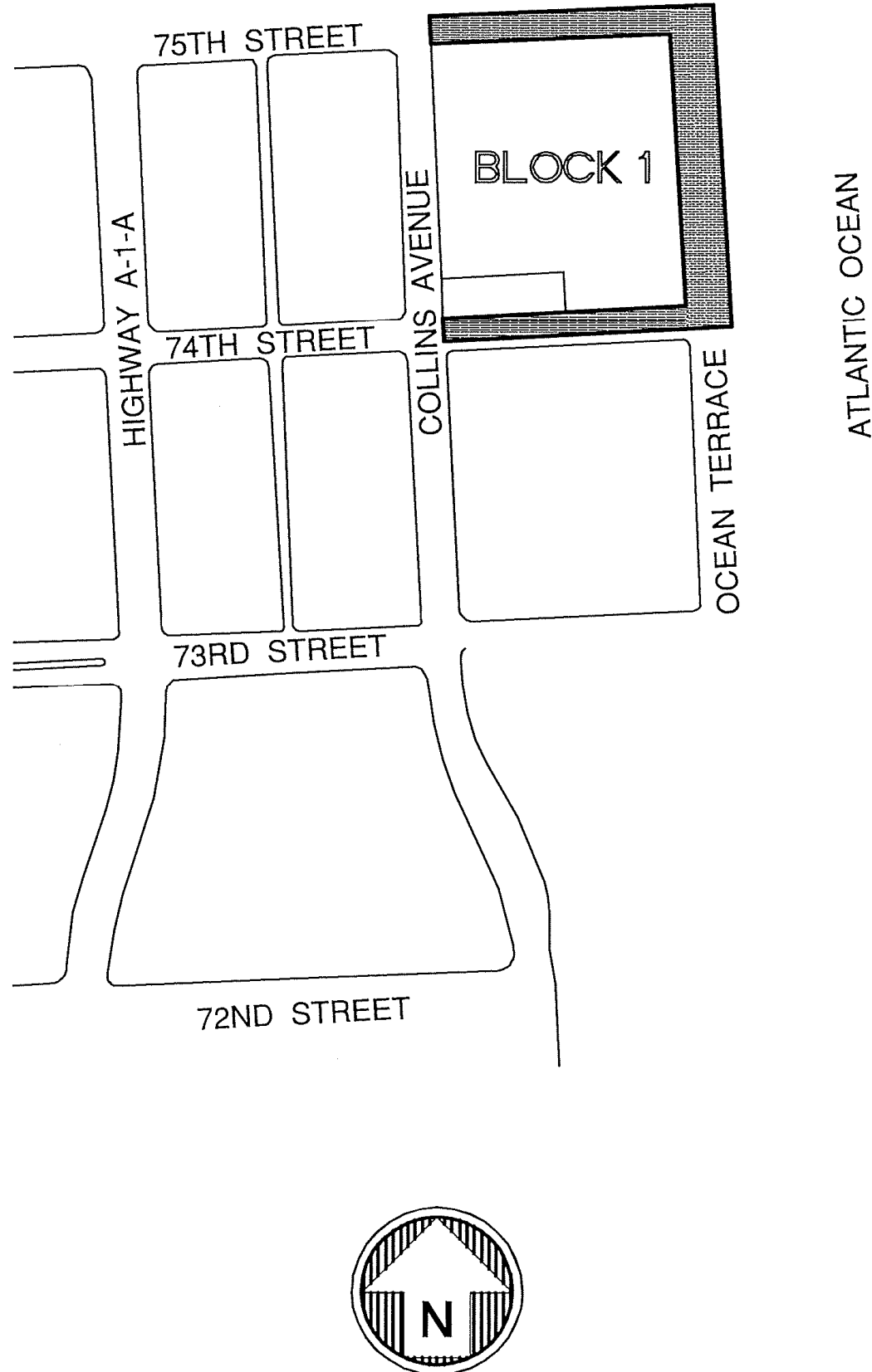


Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

SKETCH OF DESCRIPTION
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Date	11/22/19
Scale	1"=60'
Job. No.	191077
Dwg. No.	1019-007-T
Sheet	2 of 3

EXHIBIT "A"

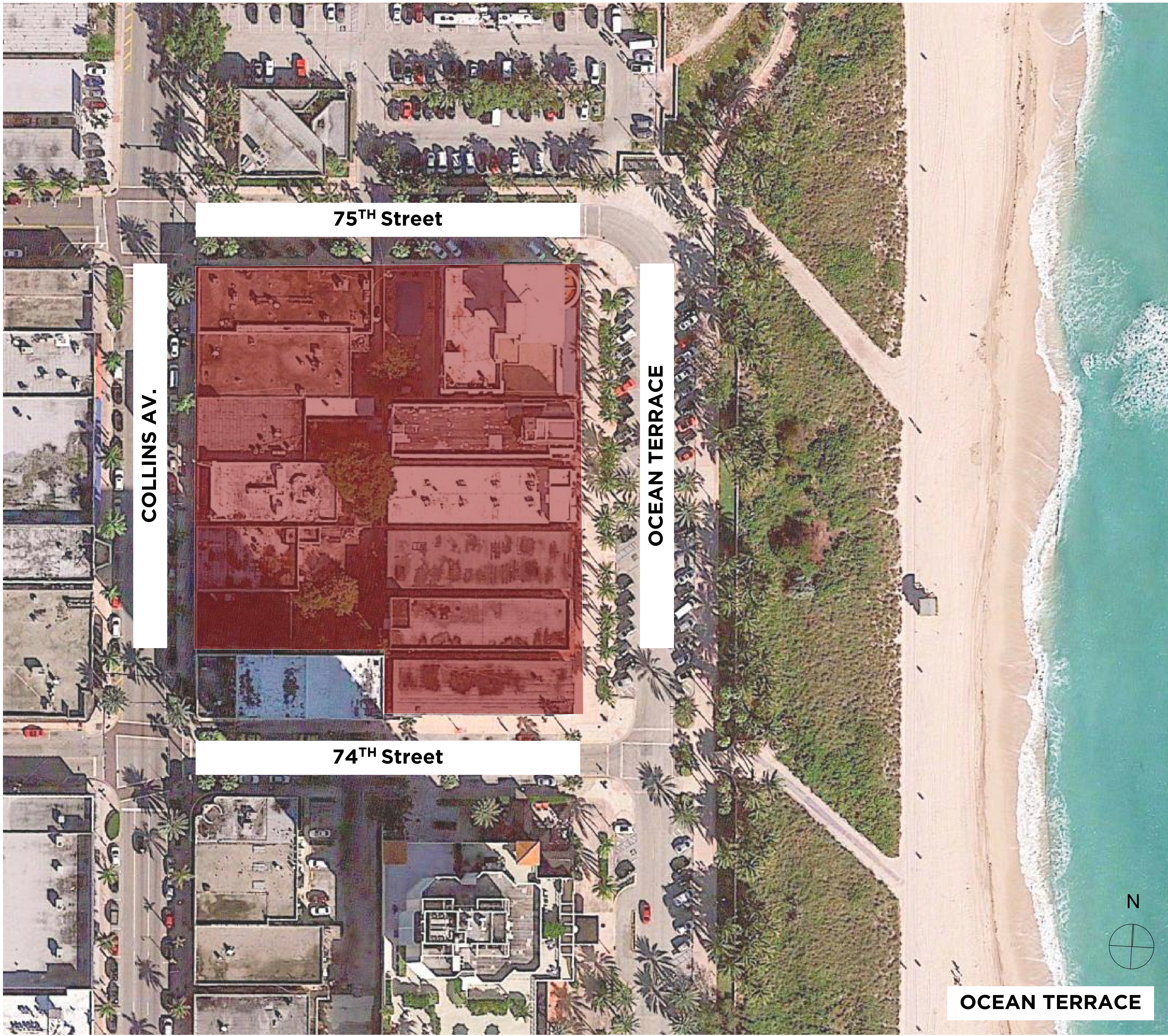


Drawn By	MAP
Cad. No.	190176
Ref. Dwg.	2016-170
Plotted:	11/22/19 1:31p

LOCATION SKETCH
FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th. Street / North Miami Beach, Florida. 33162 Phone: 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com

Date	11/22/19
Scale	NOT TO SCALE
Job. No.	191077
Dwg. No.	1019-007-T
Sheet	3 of 3

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File: 001_Site_Map_Revuelta_Architecture_International_P.A. Date: 11/2021



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OCEAN TERRACE

7400 Ocean Terrace
Miami Beach, FL 33141

A mixed used project by
Ocean Terrace
Holdings

1035 North Miami Av.
Miami, FL 33136
305.324.4700

Design & Executive Architect

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Architecture International
P.A.

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Luis O. Revuelta
AR-0007972

Final Cap
HPB19-0363

Date
7/15/2021

Scale
AS SHOWN

Sheet Name

LOCATION MAP

A-003

Biscayne Bay

N



N



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rict



A-004

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