



**Ocean Beach Hotel  
Vertical Accessibility -ADA Waiver Application  
Grounds for Waiver:**

**The technical infeasibility hardship is caused by a condition or set of conditions affecting the owner which does not affect owners in general.**

As originally designed and constructed in 1941, the layout of this Art Deco style, historic hotel with the narrow hallways and staircases prohibits implementation of vertical access to the first and second floor hotel units. It is structurally infeasible to place either one or more chair lift conveyance systems or ramps within the building. Lift apparatuses would impede life-safety egress to the first and second floors. Due to the compact nature of the hotel, there is no opportunity to incorporate an elevator without compromising the public interior space and interfering with life-safety egress. Further, due to the narrow confines of the layout, any lift, even when not in use, would obstruct the movement of hotel guests on the stairs and in the corridors.

Ramps provide similar substantial constraints, and are not feasible in the interior public spaces. The size and length of each ramp would obstruct access between the ground floor lobby and the first floor. Each staircase would have to be reconfigured to accommodate property ramping and handrails, and there is simply no space. This creates additional accessible issues. The ramps would essentially occupy all the narrow staircase areas, which significantly and negatively impacts the historic layout and appearance of this modest hotel.

In summary, the significant height differential between the ground floor lobby and first floor rooms, the narrow widths of the entrance between the floors, and overall small size of building make it technically infeasible to implement any lift, ramp, or elevator system to access these buildings and rooms without impeding the safety and appropriate egress between the buildings.

The Owner has ensured that there will be vertical accessibility to the new ground floor café and ADA hotel room, and appropriate access to the ground floor lobby. Additionally, the new ADA hotel room on the ground floor will be comparable in size and quality as the rooms on the first and second floors. As a result, all guests will be able to experience all that this classic, Miami Beach boutique hotel offers.

**Historic Building on which compliance with the requirements for accessibility is not feasible while maintaining historically significant features.**

In addition to the hardship and technical infeasibility described above, any lift and/or ramp system would completely destroy the historic integrity of the historic interior public spaces of the “Ocean Blue Hotel” by obscuring and requiring irreparable changes. Ramping and lifts would damage the original terrazzo floors, obstruct access to the lobby desk, and compromise the original recessed ceiling detailing.

Further, the exteriors and elevations of the historic Art Deco Building are historic attributes that an elevator bulkhead would irreparably harm its historical significance. Any adjustment to provide vertical accessibility to the first and second floor units jeopardizes the historic character. The Owner is responsible for the renovation and preservation of these historic elements, for the betterment of the property, the neighborhood and the City.

Please also see the following documents relating to the historical integrity of the Ocean Blue Hotel:

- The City’s Historic Database listing the property as a contributing structure with the local Ocean Beach Historic District because is it “planar massing of façade creates floating appearance; scored grid articulates central plane; ziggurat parapet perhaps of Mayan influence; wrap around horizontal banding,”
- The Ocean Beach Historic Preservation District Designation Report that identifies the property as a historically contributing,
- A letter from the City of Miami Beach Historic Planner Deborah Tackett,
- The City of Miami Beach Historic Districts map,
- Historic Resource Report,
- Historic Concurrence determination from Florida Department of State Division of Historical Resources concluding that the accessible routes will threaten or destroy the historic significance of the proposed rehabilitation of the hotel.