



Ocean Beach Hotel
Vertical Accessibility -ADA Waiver Application
Project and Facility Type:

The subject site is a narrow 50 (fifty)-foot wide lot located mid-block on the west side of Ocean Drive between 3rd and 4th Streets, in the City of Miami Beach. The property contains a 2-story, flat-roofed building originally known as the “Ocean Blue Hotel.” Pursuant to the Historic Resources Report written by Carolyn Klepser, the original hotel appears mostly intact without any major alterations. Notably in the lobby, the terrazzo floor, recessed ceiling, accented archways and reception desk all appear to be original. The front eyebrow at the second-floor level contains an added aluminum extension, and the front door is now flanked with glass blocks, that may or may not be original.

In 1941, Joseph J. De Brita designed the structure in the Art Deco style as a twenty-eight (28) room hotel. The hotel has a modestly sized lobby on the ground floor, with two small office rooms on the north side. Central steps lead up to the twelve (12) double-loaded first floor rooms and two stairways, one behind the reception desk and one at the west end of the building lead up to the sixteen (16) second floor double-loaded rooms. It is well known that the Ocean Blue Hotel was one of the numerous buildings U.S. Army Air Forces used for World War II housing.

The Owner’s goal is to renovate and preserve the historic hotel, returning the exterior and public portions of the interior to its original appearance with Art Deco inspired accents and a small café in the lobby. The renovation includes a ramp within the south side setback to the lobby and converting the ground floor offices to an ADA hotel unit and a small back-of-house kitchen for the café. The terrazzo floor, recessed ceiling and accented archways in the lobby will be completely preserved. The reconfiguration of the ground floor does the most possible to provide a functional and accessible hotel that preserves many of its original characteristics.

The Owner has applied to the City of Miami Beach's Historic Preservation Board (HPB) for a Certificate of Appropriateness to restore the building to its original condition and incorporate the additional ground floor amenities.

See attached Historic Resources Report and HPB Application plans for photos of the site and proposed layout of the ground floor.