

# HISTORIC RESOURCES REPORT

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## OCEAN BLUE HOTEL

334 OCEAN DRIVE  
MIAMI BEACH, FLORIDA 33139



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PREPARED BY:

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JUNE 19, 2013

3  
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ARCHITECTURE

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OCEAN BLUE HOTEL  
334 OCEAN DRIVE, MIAMI BEACH

This small hotel at the south end of Miami Beach occupies Lot 4 of Block 4 in the Ocean Beach Subdivision, platted by the Lummus brothers' Ocean Beach Realty Company in 1912. While this is the oldest part of the City, it was left out of the National Register Historic District and was only designated locally as the Ocean Beach Historic District in 1996. This building is a Contributing structure in this district.

Built in 1941, the hotel was originally named the Ocean Blue but is now known as Blue Ocean. The Sey Construction Company was the original owner and builder, and it was designed in classic Art Deco style by architect Joseph J. De Brita (see Biography following). This two-story, rectangular flat-roofed building originally had 28 hotel rooms and cost \$30,000 to build. A search of photo and postcard archives has not yielded any early images of the building, but four sheets of original plans (one voided) were found on Microfilm #15724 in the Miami Beach Building Department. The plans are somewhat illegible but show all four elevations, foundation plan, roof plan, and wall sections. While the building is still true to its original overall design, some elements of the front façade appear to have been changed or removed.

Following the Art Deco "rule of three," the front elevation consists of three sections, with the center one projecting forward by several inches. The second story has four windows – two in the center section and one on each side. The plans show each of these windows as a pair of casements flanked by sidelights, but they are now pairs of 4-over-4 sash type.

The plans show a band along the parapet, but it is now plain. The center section of the front parapet is stepped up, with a small, square pinnacle at the midline. The plans seem to show this pinnacle as the extension of four vertical

lines, perhaps incised, that rise up from the central entrance. Two pilasters that flank the entrance also appear to have been extended to the roofline, creating more of a vertical element to the design than exists now. Horizontal “racing stripes” incised in the stucco decorate the side sections of the second story and are probably original. The center section has an incised grid pattern that does not seem consistent with the plans, although the original builders may have deviated from the drawings. The plans also show four decorative scupper drains on the front parapet, only two of which survive, and more along both side parapets, but most of those on the north side are gone.

Returning to the front façade, the original full-length eyebrow tops the first story, but an aluminum extension has been added to it at an unknown date. Two large windows on either side of the entrance still remain as shown in the plans: nine panes of various sizes are set in a grid-like wooden frame. All the panes are fixed except for one at the top that can be opened. The front terrace has a terrazzo floor that matches that in the lobby: a field of white with flecks of green, yellow, red, and black, surrounded by a dark green border. Masonry elements of an enclosure around the front terrace still remain, but the metal railings that were attached to them are gone. The decorative pattern of the railings is seen on the plans.

The plans show the front door with a transom window, but no other details. The transom, as well as the curving walls flanking the door, are now of glass block, which may or may not be original. The panels flanking the door were probably lit from within with neon, accessed by small doors in the lobby wall.

While the lobby interior is not depicted in the plans, its terrazzo floor, recessed ceiling, contoured archway over the stairs, and the angled pink keystone reception desk with a light cove above, all appear to be original. Window and door configurations match the original plans, but the large window on the south wall of the lobby, now sash type, appears on the plans as

a large pane with four-pane sidelights. On the north side of the lobby, two doors lead into small rooms whose original use is unclear; the plans are illegible here. One of these rooms has a large front window.

The Building Card documents that the Ocean Blue had a neon sign installed in December 1941, but it saw little use before the wartime blackout was imposed. Almost as soon as it was completed, the Ocean Blue became one of approximately 300 Miami Beach buildings used by the U.S. Army Air Forces for military training for World War II. Tourists were turned away and hotels became barracks, restaurants served as mess halls, theaters became classrooms, and thousands of new recruits trained daily on the beaches, streets, and golf courses. Military records show the Ocean Blue as having 30 available rooms, so perhaps the two lobby rooms were occupied at that time. The hotel accommodated 62 soldiers and was rented by the government for \$5250 per year.<sup>1</sup> It returned to civilian use on June 12, 1944.

The Ocean Blue originally had 28 rooms: 12 were on the first floor, along a double-loaded corridor, and the second floor had the same arrangement, plus four more rooms at the east end, above the lobby. In 1960, the 24 rooms along the corridors were conjoined in pairs to create 12 apartments, with one of the two bathrooms converted to a kitchen. The four front rooms upstairs were found to be too small to be converted and were left alone. No plans for this project were found on microfilm, and no other major alterations are listed on the Building Card.

---Carolyn Klepser, researcher  
June 19, 2013

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<sup>1</sup> "Investigation of the National Defense Program," Senate Resolution 6; Jan. 4, 1944, online.

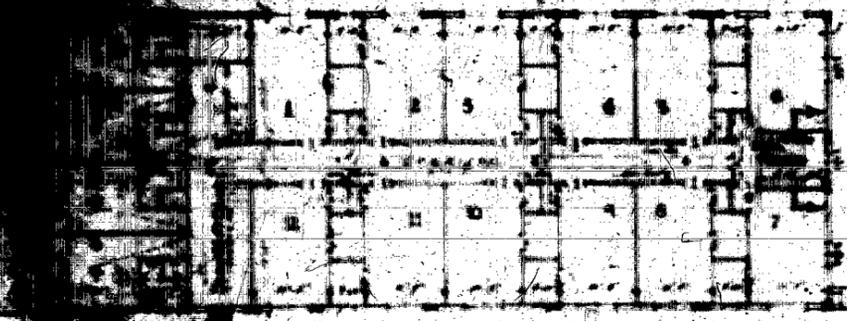
## ARCHITECT BIOGRAPHY

**Joseph J. De Brita** (1901-1992) was born in Italy and came to the U.S. as a child. The 1930 U.S. Census shows him living in Queens, New York, and working as a draftsman. Within a few years, as an architect, he moved to Miami, and designed dozens of buildings in Miami Beach from 1934 through the 1950s, including:

Ocean Blue Hotel	334 Ocean Dr.	
Villa Luisa	125 Ocean Dr.	
Eastview Apts.	1530 Washington Ave.	
Dorset Hotel	1720 Collins Ave.	
Coral Reef Hotel	3611 Collins Ave.	
Mt. Vernon Hotel	6064 Collins Ave.	(with A. Kononoff)
Monticello/Harding Hotel	6077 Indian Creek Dr.	“ “



Side Elevation



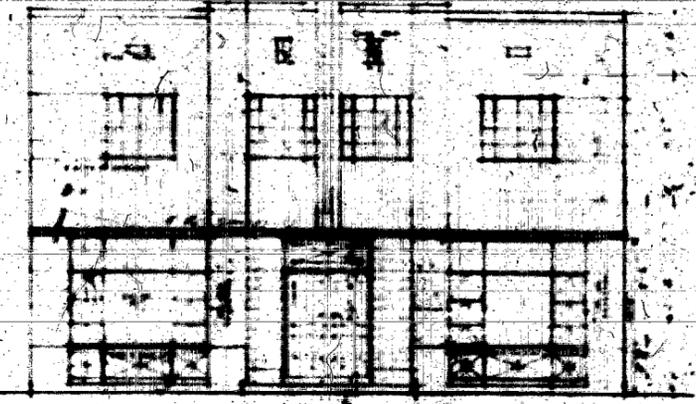
2nd Floor Plan



PLAN AT 1ST FLOOR

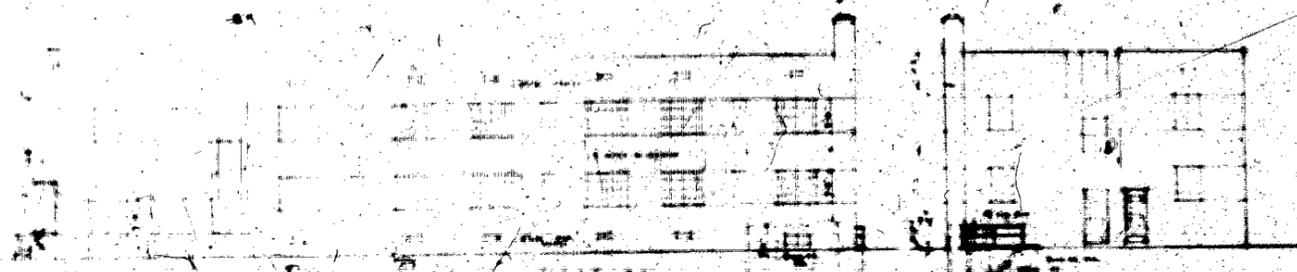


PLAN AT 2ND FLOOR



FRONT ELEVATION 15924

4  
3



Left Elevation

Right Elevation



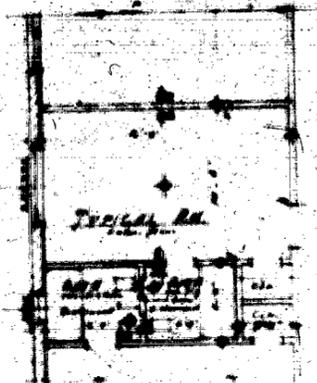
Floor Plan

DOOR		CULINARY	
1	2	3	4
5	6	7	8
9	10	11	12
13	14	15	16
17	18	19	20
21	22	23	24
25	26	27	28
29	30	31	32
33	34	35	36
37	38	39	40
41	42	43	44
45	46	47	48
49	50	51	52
53	54	55	56
57	58	59	60
61	62	63	64
65	66	67	68
69	70	71	72
73	74	75	76
77	78	79	80
81	82	83	84
85	86	87	88
89	90	91	92
93	94	95	96
97	98	99	100

HOTEL BUILDING  
 CITY OF MIAMI  
 MIAMI, FLA.

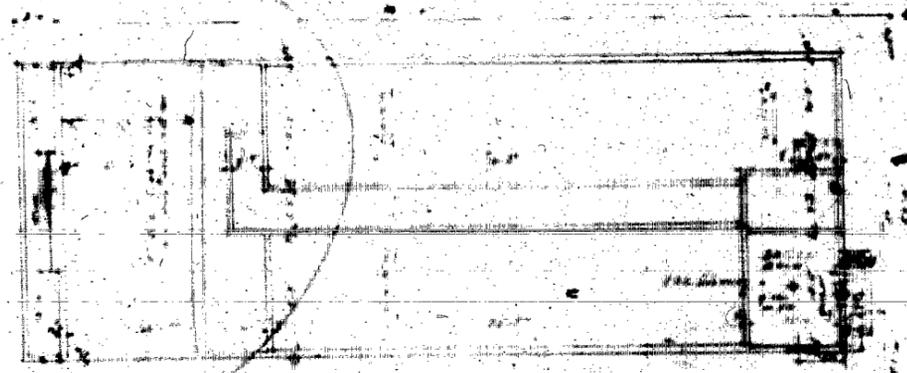
NEW SHEET

41493

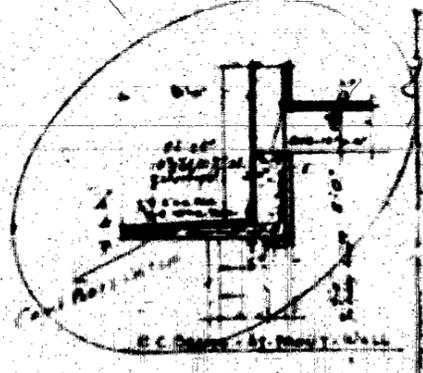


TYPICAL ROOM LAYOUT

VOID  
This sheet



CONVENTION HALL

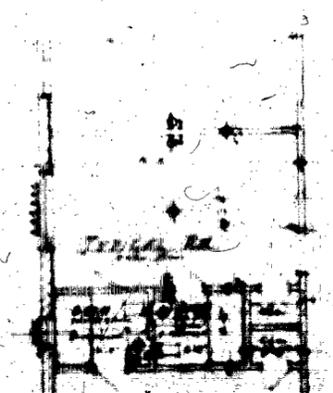


SECTION

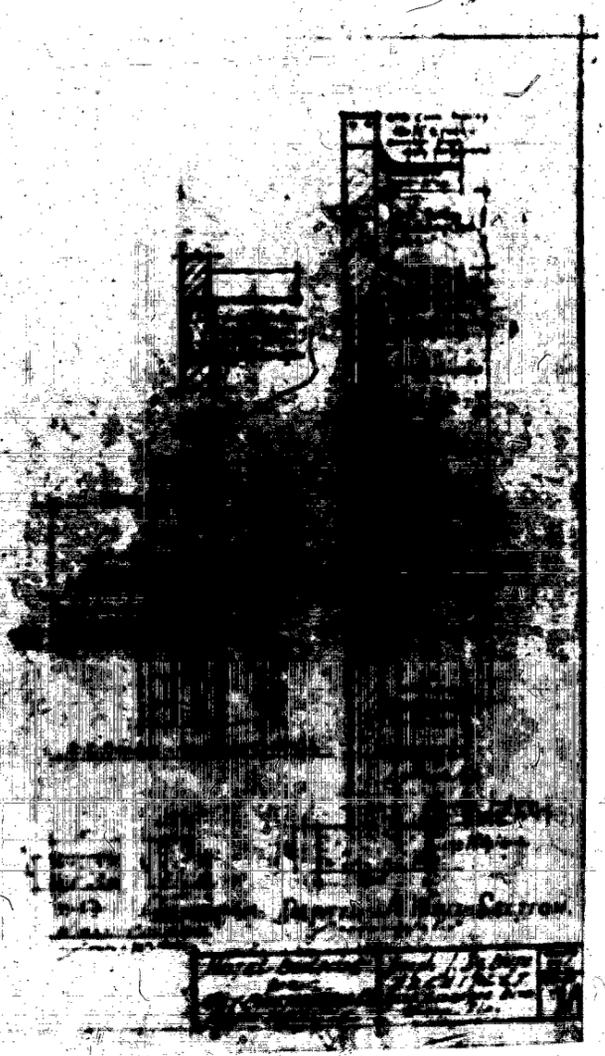


SECTION

NOTE: ...



TYPICAL ROOM LAYOUT



PLAN

1-1

1-1

1-1

**BOARD OF ADJUSTMENT  
CITY OF MIAMI BEACH, FLORIDA**

**PROPERTY:** 334 Ocean Drive

**FILE NO.** 3682

**IN RE:** The application for the following variances: a variance to waive the required minimum hotel unit size in order to retain the existing undersized hotel rooms, a variance to waive the minimum required rear pedestal setback to permit the construction of a trash room enclosure, and a variance to waive the maximum permitted projection into the required side yard in order to build a stair on the north side up to the property line.

**LEGAL**

**DESCRIPTION:** Lot 4 of Block 4 as shown on the plat of "OCEAN BEACH FLORIDA", according to the Plat thereof, as recorded in Plat Book 2, at Page 38 of the Public Records of Miami-Dade County, Florida.

**MEETING DATE:** February 7, 2014

**ORDER**

The applicant, Hilma, LLC., filed an application with the Planning Department for the following variances in order to make interior and exterior renovations to the existing building:

1. A variance to waive the required minimum hotel unit size within the Historic structure: 15% of the hotel units shall be between 300-335 s.f. and 85% of the hotel units shall be 335 s.f. or larger in order to retain 22 hotel units at less than 300 s.f. (the smallest at 185 s.f.) and to reconstruct 3 hotel units at less than 300 s.f. (the smallest at 163 s.f.) with a total of 25 hotel units at less than 300 s.f.
2. A variance to waive 6'-6" of the minimum required rear pedestal setback of 11'-6" in order to permit the construction of a trash room enclosure up to the rear property line.
3. A variance to waive 5'-0" of the minimum required interior side pedestal setback of 5'-0" in order to build a stair and handrails up to the north property line.

The City of Miami Beach Board of Adjustment makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the Planning Department Staff Report, the project as submitted satisfies the requirements of Section 118-353(d) of the Miami Beach Code. Accordingly, the Board of Adjustment has determined the following:

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same zoning district;

That the special conditions and circumstances do not result from the action of the applicant;

That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, buildings, or structures in the same zoning district;

That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Ordinance and would work unnecessary and undue hardship on the applicant;

That the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure;

That the granting of the variance will be in harmony with the general intent and purpose of this Ordinance and that such variance will not be injurious to the area involved or otherwise detrimental to the public welfare; and

That the granting of this request is consistent with the comprehensive plan and does not reduce the levels of service as set forth in the plan.

B. The Board imposes the following conditions based on its authority in Section 118-354 of the Miami Beach City Code:

1. Substantial modifications to the plans submitted and approved as part of the application, as determined by the Planning Director or designee, may require the applicant to return to the Board for approval of the modified plans, even if the modifications do not affect variances approved by the Board.
2. The stairwell and elevator bulkheads, as proposed, shall require the review and approval of the Historic Preservation Board.
3. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
  - a. The total number of seats associated with the accessory food and beverage use shall not exceed 18, with the exception of any sidewalk café seating consisting of a maximum of 8 seats as may be approved through the sidewalk café permit process.
  - b. The projection of the awnings on the north side and south side shall be modified to be a maximum of 4'-6" from the exterior wall.
  - c. The walkway on the south side of the property shall be removed to provide for additional landscape area, in a manner to be approved by staff.

- d. The walkway on the north side of the property shall consist of pervious paving material and shall be relocated closer to the exterior walls, to allow for additional landscape, along the north property line, in a manner to be approved by staff.
  - e. The final design and dimensions of the proposed trash room shall be provided, subject to the review and approval of staff.
  - f. All mechanical and air conditioning equipment located on the roof shall be screened from view, in a manner to be approved by staff. In the event Code Compliance receives complaints of unreasonably loud noise from the mechanical and air conditioning equipment and determines the complaints to be valid, the applicant shall take such steps to mitigate the noise with noise attenuating materials as reviewed and verified by an acoustic engineer, subject to the review and approval of staff based upon the design review criteria, and/or directions received from the board.
  - g. All required hand rails and guard rails at the first floor shall consist of horizontal rails, glass, mesh or similar material, in a manner to be approved by staff. Verticals pickets shall not be permitted.
4. A revised landscape plan, and corresponding site plan, shall be submitted to and approved by staff, prior to the issuance of a building permit. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated. At a minimum, such plan shall incorporate the following:
- a. Hedges or similar material that exceeds 18" in height at maturity shall not be permitted at the roof or the first level.
  - b. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
  - c. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the revised landscape plan.
5. The Applicant agrees to the following operational conditions for any and all permitted hotel and accessory uses and shall bind itself, lessees, permittees, concessionaires, renters, guests, users, and successors and assigns and all successors in interest in whole or in part to comply with the following operational and noise attenuation requirements and/or limitations.
- a. OUTDOOR CONDITIONS
    - i. The applicant shall ensure through appropriate contracts, assignments and management rules that these restrictions are enforced. Owner agrees to include the rules and regulations set forth in these conditions in any contract or assignment.

- ii. No exterior loudspeakers are permitted except those necessary for fire and life safety purposes, nor may television sets be mounted or operated on exterior areas.
- iii. All DJ or live music on the property is prohibited. Accessory outdoor bar counters are prohibited. No special events are permitted on the premises. All music shall be limited to background music only, not to interfere with normal conversation.
- iv. The applicant will establish rules that prohibit guests from bringing electronic amplification devices on the decks, terraces, the rooftop and balconies, with the exception of headphones or earphones.
- v. Commercial use of the rooftop, inclusive of restaurant use and alcoholic beverage service is prohibited.
- vi. Owner agrees to install an exhaust system, if required by code, for the future kitchen that will substantially reduce grease and smoke that would otherwise escape to the surrounding area. This may include the installation of a fan in connection with the kitchen exhaust system within the interior of the building in order to reduce noise levels at the exhaust outlet. All duct work required shall be chased internally.
- vii. The outdoor restaurant seating, inclusive of a sidewalk café if approved through the sidewalk café permit process, shall be closed from 8 PM to 8 AM, seven days a week.
- viii. The rooftop shall be closed from 8 PM to 8 AM, seven days a week.

b. NOISE CONDITIONS

- i. The Board of Adjustment (BOA) and the Planning Director shall retain the right to call the owners and/or operators back before the BOA, at the expense of the owners and/ or operators, to impose and/or modify any operating conditions if necessary. An adverse adjudication of a violation against the owner or operator is not necessary for the Board of Adjustment to have jurisdiction over the matter under this condition. This condition vests jurisdiction independent of any other condition hereof.
- ii. A valid violation of Chapter 46, Article IV, "Noise," of the Code of the City of Miami Beach, Florida (a/k/a "noise ordinance"), as amended, shall be deemed a violation of this Order and subject the approval to modification in accordance with the procedures for modification of prior approvals as provided for in the Code, and subject the applicant to the review provided for in the first sentence of this subparagraph.
- iii. Notwithstanding the occupancy and seat counts shown on the plans submitted, calculations for concurrency for the project shall be

determined by the Planning Department prior to approval of a building permit. Such calculations shall be based upon the intensity of any proposed accessory uses as measured by the number of seats in dining areas.

c. OPERATIONAL CONDITIONS

- i. All trash containers shall utilize inflatable or other noise mitigating rubber wheels, or the path for the trash containers shall consist of a suitable finish that reduces noise, in a manner to be reviewed and approved by staff.
  - ii. Adequate trash room space, air conditioned and noise baffled, shall be provided, in a manner to be approved by the Planning and Public Works Departments. Doors shall remain closed and secured when not in active use.
  - iii. Garbage and recycling dumpsters / containers shall be closed at all times except when in active use.
  - iv. Garbage pickups and service deliveries shall not take place between 7 PM and 8 AM, seven days a week.
  - v. Applicant shall ensure that hotel personnel do not place trash or recycling into the dumpsters between 7 PM and 8 AM, seven days a week.
  - vi. The rooftop areas are for the sole use of hotel guests and their invitees.
  - vii. Commercial use, meaning events or activities open to the general public, shall be prohibited on the rooftop areas.
  - viii. All rooftop lights shall be shielded from nearby residential uses, and shall not exceed 42" in height above the roof deck.
  - ix. Any kitchens and other venting shall be chased to the nearest roof and venting systems shall be employed as necessary to minimize or dissipate smoke, fumes and odors.
  - x. Equipment and supplies shall not be stored in areas visible from streets, alleys or nearby buildings.
  - xi. Applicant agrees not to seek an entertainment or dance hall license for the restaurant space or the rooftop.
6. The applicant shall comply with all conditions imposed by the Public Works Department.

7. The applicant shall obtain a full building permit within eighteen months (18) months from the date of this hearing. If the full building permit is not obtained within the specified time limits, the applicant shall, prior to expiration of such period, apply to the Board for an extension of time. At the hearing on such application, the Board may deny or approve the request and modify the above conditions or impose additional conditions. Failure to comply with this order shall subject the variance to Section 118-356, City Code, for revocation or modification of the variance.
8. The conditions on this Order are binding on the applicant, the property's owners and all successors in interest and assigns.
9. This order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
10. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code, except to the extent of the variance granted herein.
11. This Order shall be recorded, at the expense of the applicant, in the Public Records of Miami-Dade County; the original or a certified copy shall be provided to the Planning Department prior to the issuance of a Building Permit.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including staff recommendations, as modified by the Board of Adjustment, that the application for Variance Approval is GRANTED for the above-referenced project, subject to those certain conditions specified in Paragraph B (Condition Nos. 1-11, inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Board of Adjustment, as determined by staff, entitled "Remodeling for 334 Ocean Drive", as prepared by 3D Design Architecture, dated December 5, 2013, modified in accordance with the conditions set forth in this Order and staff review and approval.

No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance as set forth in this Order have been met. The issuance of this Order does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.



**HISTORIC PRESERVATION BOARD**  
City of Miami Beach, Florida

MEETING DATE: May 13, 2014

FILE NO: 7428

PROPERTY: 334 Ocean Drive

LEGAL: Lot 4, Block 4 of the Ocean Beach Fla Subdivision, according to the plat thereof, as recorded in Plat Book 2 at page 38 of the public records of Miami-Dade County, Florida.

IN RE: The application for a Certificate of Appropriateness for the construction of a new elevator and elevator bulkhead at the south side of the structure and modifications to the lobby.

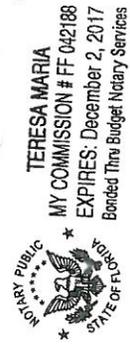
**ORDER**

The applicant, Hilma, LLC., filed an application with the City of Miami Beach Planning Department for a Certificate of Appropriateness.

The City of Miami Beach Historic Preservation Board makes the following FINDINGS OF FACT, based upon the evidence, information, testimony and materials presented at the public hearing and which are part of the record for this matter:

- A. The subject structure is classified as 'Contributing' in the Miami Beach Historic Properties Database and is located within the Ocean Beach Local Historic District.
- B. Based on the plans and documents submitted with the application, testimony and information provided by the applicant, and the reasons set forth in the Planning Department Staff Report, the project as submitted is not consistent with the Certificate of Appropriateness Criteria 'a' in Section 118-564(a)(1) of the Miami Beach Code, is not consistent with Certificate of Appropriateness Criteria 'a' & 'b' in Section 118-564(a)(2) of the Miami Beach Code, is consistent with Certificate of Appropriateness Criteria in Section 118-564(a)(3) of the Miami Beach Code, and is consistent with Certificate of Appropriateness Criteria for Demolition in Section 118-564(f)(4) of the Miami Beach Code.

**CERTIFICATION**  
THIS IS TO CERTIFY THAT THE ATTACHED DOCUMENT IS A TRUE AND ACCURATE COPY OF THE ORIGINAL ON FILE IN THE OFFICE OF THE PLANNING DEPARTMENT.  
CITY OF MIAMI BEACH  
*[Signature]* 5-21-14  
(Signature of Planning Director or Designee) (Date)  
Personally known to me or Produced ID: \_\_\_\_\_  
*[Signature]*  
Notary Public, State of Florida at Large  
Printed Name: TERESA MARIA RIVERA  
My Commission Expires: (Seal) 12-2-17  
This document contains 5 pages.



*[Handwritten initials]*

- C. The project would be consistent with the criteria and requirements of section 118-564 if the following conditions are met:
1. Revised elevation, site plan and floor plan drawings shall be submitted to and approved by staff; at a minimum, such drawings shall incorporate the following:
    - a. A Stucco reveal which references the height of the horizontal banding at the Ocean Drive façade shall be incorporated along the south elevation which visually separates the new elevator structure from the wall below, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - b. The finished floor within the proposed café shall consist of a neutral colored terrazzo, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - c. Final details of all exterior surface finishes and materials shall be required, including samples, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - d. A copy of all pages of the recorded Final Order shall be scanned into the plans submitted for building permit, and shall be located immediately after the front cover page of the permit plans.
  2. A revised landscape plan, prepared by a Professional Landscape Architect, registered in the State of Florida, and corresponding site plan, shall be submitted to and approved by staff. The species type, quantity, dimensions, spacing, location and overall height of all plant material shall be clearly delineated and subject to the review and approval of staff. At a minimum, such plan shall incorporate the following:
    - a. Street trees shall be required along Ocean Drive, placed with a minimum 36" clear space between the tree trunk and the back of curb, in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
    - b. Silva Cells in tree pits, with the City Standard black and white bound aggregate system and fertilization trench, irrigation, and two (2) up-lights per City standards, shall be required for all street and shade trees, in a manner to be reviewed and approved the Board.
    - c. The utilization of root barriers and/or Silva Cells, as applicable, shall be clearly delineated on the final revised landscape plan.

- d. A fully automatic irrigation system with 100% coverage and an automatic rain sensor in order to render the system inoperative in the event of rain. Right-of-way areas shall also be incorporated as part of the irrigation system.
  - e. FPL transformers or vault rooms and all other related devices and fixtures shall not be permitted within any required yard or any area fronting a street or sidewalk. Their location and how they are screened with landscape material from the right-of-way, shall be clearly indicated on the site and landscape plans in a manner to be reviewed and approved by staff consistent with the Certificate of Appropriateness Criteria and/or the directions from the Board.
3. Satisfaction of all conditions is required for the Planning Department to give its approval on a Certificate of Occupancy; a Temporary Certificate of Occupancy or Partial Certificate of Occupancy may also be conditionally granted Planning Departmental approval.
  4. The Final Order shall be recorded in the Public Records of Miami-Dade County, prior to the issuance of a Building Permit.
  5. The Final Order is not severable, and if any provision or condition hereof is held void or unconstitutional in a final decision by a court of competent jurisdiction, the order shall be returned to the Board for reconsideration as to whether the order meets the criteria for approval absent the stricken provision or condition, and/or it is appropriate to modify the remaining conditions or impose new conditions.
  6. This approval incorporates by reference the conditions of approval for the subject property of Board of Adjustment File No. 3682, which, together with the conditions herein, are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
  7. The conditions of approval herein are binding on the applicant, the property's owners, operators, and all successors in interest and assigns.
  8. Nothing in this order authorizes a violation of the City Code or other applicable law, nor allows a relaxation of any requirement or standard set forth in the City Code.

IT IS HEREBY ORDERED, based upon the foregoing findings of fact, the evidence, information, testimony and materials presented at the public hearing, which are part of the record for this matter, and the staff report and analysis, which are adopted herein, including the staff recommendations, which were amended by the Board, that the Certificate of Appropriateness is GRANTED for the above-referenced project subject to those certain conditions specified in paragraph C of the Findings of Fact (Condition Nos. 1-8 inclusive) hereof, to which the applicant has agreed.

PROVIDED, the applicant shall build substantially in accordance with the plans approved by the Historic Preservation Board, as determined by staff, entitled "Remodeling for 334 Ocean Drive", as prepared by 3Design Architecture, dated March 19, 2014.

When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Final Order. No building permit may be issued unless and until all conditions of approval that must be satisfied prior to permit issuance, as set forth in this Final Order, have been met.

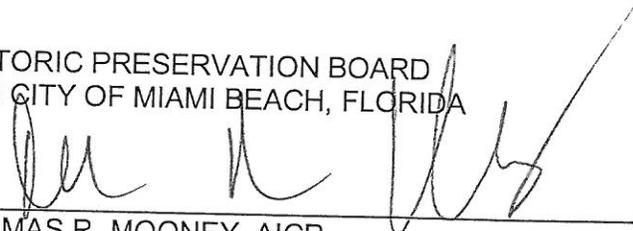
The issuance of this Certificate of Appropriateness does not relieve the applicant from obtaining all other required Municipal, County and/or State reviews and permits, including final zoning approval. If adequate handicapped access is not provided on the Board-approved plans, this approval does not mean that such handicapped access is not required. When requesting a building permit, the plans submitted to the Building Department for permit shall be consistent with the plans approved by the Board, modified in accordance with the conditions set forth in this Order.

If the Full Building Permit for the project is not issued within eighteen (18) months of the meeting date at which the original Certificate of Appropriateness was granted, this Certificate of Appropriateness will expire and become null and void. If the Full Building Permit for the project should expire for any reason (including but not limited to construction not commencing and continuing, with required inspections, in accordance with the applicable Building Code), this Certificate of Appropriateness will expire and become null and void.

In accordance with Section 118-561 of the City Code, the violation of any conditions and safeguards that are a part of this Order shall be deemed a violation of the land development regulations of the City Code. Failure to comply with this **Order** shall subject this Certificate of Appropriateness to Section 118-564, City Code, for revocation or modification of the Certificate of Appropriateness.

Dated this 20<sup>th</sup> day of MAY, 2014.

HISTORIC PRESERVATION BOARD  
THE CITY OF MIAMI BEACH, FLORIDA

BY:   
THOMAS R. MOONEY, AICP  
PLANNING DIRECTOR  
FOR THE CHAIR

STATE OF FLORIDA            )  
  )SS  
COUNTY OF MIAMI-DADE    )



The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of May 2014 by Thomas R. Mooney, Planning Director, Planning Department, City of Miami Beach, Florida, a Florida Municipal Corporation, on behalf of the corporation. He is personally known to me.



TERESA MARIA  
MY COMMISSION # FF 042188  
EXPIRES: December 2, 2017  
Bonded Thru Budget Notary Services

*Teresa Maria*  
NOTARY PUBLIC

Miami-Dade County, Florida  
My commission expires: 12-2-17

Approved As To Form: \_\_\_\_\_  
City Attorney's Office: *J. Hill* (5-20-2014)

Filed with the Clerk of the Historic Preservation Board on 5-21-14 (WJR)

*OK*