



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 25, 2020

Ms. Emily Balter
Bercow Radell Fernandez Larkin & Tapanes
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

RE: Determination of potential adverse impact(s) to Casa Ocean Hotel located at 334 Ocean Drive, a Qualified Historic Building or Facility, resulting from alterations for ADA Code compliance

Dear Ms. Balter,

At your request we reviewed the above listed privately held property, pursuant to the procedures set forth in *Section 202.5, 2017 (Sixth Edition) Florida Accessibility Code for Building Construction (FACBC)*, adopted pursuant to *Section 553.503 Florida Statutes*, and as codified in *28 CFR Part 36 - Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities*. This review is based on information provided in drawings, photographs and letters you submitted to this office dated February 21, 2020.

It is the opinion of this office that compliance with *Section 202.5 - Alterations to Qualified Historic Buildings* of the *FACBC*, including those for routes, entrances, or toilets will threaten or destroy the historic significance of the proposed rehabilitation of the Casa Ocean Hotel located at 334 Ocean Drive and that exception(s) for this/these element(s) shall be permitted to apply.

Please be aware that other issues relating to proposed accessibility solutions, such as technical infeasibility, disproportionate costs, accessibility waivers or other related code issues are beyond the scope of this review, and should be addressed by a qualified design professional. In all such projects, the Division strongly advises that the owner secure qualified professional design services to perform a formal evaluation for adverse impacts if any proposed physical changes to the property are planned in order to ensure compliance with the Secretary of the Interior's Standards for Rehabilitation.

For further information regarding this request, contact:

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CC: Project File