



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

March 27, 2020

Ms. Dulce Conde
SB Collaborative
11410 N Kendall Drive, Suite 208
Miami, FL 33176

RE: Determination of potential adverse impact(s) to the Normandy Hotel located at 6979 Collins Avenue, a Qualified Historic Building or Facility, resulting from alterations for ADA Code compliance

Dear Ms. Conde,

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 11, 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, including vertical accessibility, entrances, or toilets will threaten or destroy the historic significance of the Normandy Hotel located at 6979 Collins Avenue and that exception(s) for this/these element(s) shall be permitted to apply.

Additionally, it is the opinion of this office that any modification to the existing vertical accessibility and related existing horizontal connections would be considered an adverse effect upon the historic fabric of the Normandy Hotel and would endanger its listing as a qualified historic building.

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.

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
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For further information regarding this request, contact:

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CC: Project File