



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

July 9, 2020

Mr. Adam Hyatt
235 Washington Holdings LLC
235 Washington Ave
Miami Beach, FL 33139

RE: Determination of potential adverse impact(s) to the SoBe Hostel located at 235 Washington Ave, a Qualified Historic Building or Facility, resulting from alterations for ADA Code compliance

Dear Mr. Hyatt,

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 July 2, 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, will threaten or destroy the historic significance of the SoBe Hostel located at 235 Washington Ave, *from the 1st floor Lobby level to the second floor level only*, 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:

Richard L. Hilburn R.A.,
Senior Preservation Architect,
Bureau of Historic Preservation
500 S. Bronough Street, Suite 421
Tallahassee, FL 32399
850-245-6363
Richard.Hilburn@dos.myflorida.com

CC: Project File