



FLORIDA DEPARTMENT *of* STATE

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February 23, 2023

Ivana Botic
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RE: Received by DHR: February 14th, 2023
Project: *ADA Sec. 202.5 Exemption Waiver Review:*
Historic Hutchinson Hotel
404 North 17th Avenue, Hollywood, Florida, 33020
Type of Exemption: **Vertical Accessibility**

To Whom it May Concern:

At your request we reviewed the above referenced property pursuant to the procedures set forth in Section 202.5 – *Alterations to Qualified Historic Buildings and Facilities*, 2020 Florida Accessibility Code for Building Construction, 7th Edition, codified in 28 CFR Part 36 and equivalent procedures implementing Sections 553.503 of the Florida Statutes.

The above referenced property is a locally designated historic structure in Hollywood, Florida. The building is a 3 story, Mediterranean revival style structure. It is currently proposed to be used as a mixed hotel and apartment building complex. Currently, there is no accessible entrance as both entrances (main and side) are elevated leading into the lobby. The first-floor rooms must then be accessed via a steep 4 step riser. The upper floors are only accessible via stairs. According to the ADA guidelines, only a percentage of the rooms needs to be accessible, all of which could be on the first floor. However, to make access to those rooms accessible the applicant would have to install a ramp, a lift, or regrade both the entrances and the entire first floor.

The rise between the sidewalk and the patio is not enough to necessitate a lift, and, although it could be used inside from the 1st floor to the mezzanine, it would not be feasible size wise. An ADA compliant ramp cannot be facilitated at the front entrance due to the property being built up to the zero lot line, nor is it feasible on the side entrance for the following reasons:

1. They are required to provide an approximate 500 +/- square feet water retention area along the southeast corner of the lot, of which the retention area has a grade depression area of approximately

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1'-9" in order to collect the rainwater on the site. They are not allowed to have any form of permanent structures including an accessible ramp within that retention area.

2. They are required to provide a 25'-0" View Site Triangle, within which they are not allowed to build any structures in order to keep a clear view at the intersection from any oncoming traffic.
3. The approximate finished floor elevation of the building from the adjacent grade to the south portion of the building contains approximately a 28" level difference, which would require at a minimum using a 1:12 ramp, a minimum length of ramp of 28'-0" excluding the 5'-0" top and 5'-0" bottom landing, making the overall length of the ramp including the landings at approximately a 38'-0" length. As a point of reference, the survey reflects the building approximately 25'-0" from the south property line. There is also no possibility to place an accessible ramp from 17 Avenue, because of both the existing egress stair along the south side of the building coming down from the upper floors, as well as the adjacent retention area.

Finally, regrading the entire first floor and mezzanine and portico would not only be economically infeasible, but it would also destroy character defining characteristics of the building, namely the flooring, and mezzanine level.

Therefore, it is the opinion of this office that the property is eligible for the exemption granted Qualified Historic Buildings and Facilities per Section 202.5 of the FACBC, 2020 as the considered measures to meet full compliance with the requirements for vertical accessibility would threaten or destroy the historic significance of the above referenced project.

If you have any questions, please contact Kyra Lucas, Historic Preservationist, by email at kyra.lucas@dos.myflorida.com, or by telephone at 850.245.6339.

Sincerely,

A handwritten signature in blue ink that reads "Kelly L. Chase" with "For" written below it.

Alissa Slade Lotane
Director, Division of Historical Resources
& State Historic Preservation Officer