



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

May 5, 2021

Nicholas J. Rodriguez-Cabellero
Bercow Radell Fernandez Larkin + Tapanes
200 S. Biscayne Blvd., Suite 300
Miami, Florida 33131

Re: 200 Collins Avenue, Miami Beach, Florida

Dear Mr. Rodriguez-Cabellero,

We received your request to review the ADA accessibility for the above referenced property pursuant to CFR Part 36.205 and Section 553.503, *Florida Statutes*. This review is based on information provided in drawings, photographs, and a written description you submitted to this office by email on April 29, 2021; a virtual meeting on May 3, 2021; and a revised first floor plan submitted to us by email on May 5, 2021.

The property at 200 Collins Avenue, Miami Beach, is a contributing resource to the federally certified Ocean Beach Historic District. It is the opinion of this office that the addition of an elevator to the property would cause an adverse effect and would threaten or destroy the historic significance of this resource.

It is our recommendation that alternative methods of access be used pursuant to 28 CFR 36.405(b), as incorporated by reference in Section 553.503, *Florida Statutes*. The plans indicate that a first-floor unit will be outfitted for ADA accessibility and that a ramp and lift will be installed to allow access through the reception area to the ADA apartment and public areas. These renovations meet the Secretary of the Interior's Standards for Rehabilitation.

During our virtual meeting on May 3, we discussed that the plans show laundry service in the small basement of the building which is only accessible by stairs and a would also not be feasible for an elevator. Our office recommended that laundry facilities be added to the ADA apartment to allow for alternate service. On May 5, 2021 we received revised construction drawings showing the addition of a washer and dryer inside the ADA unit.

If you have additional questions or need clarification of this review, please contact me at 850.245.6357 or Alissa.Lotane@dos.myflorida.com.

Sincerely,

A handwritten signature in blue ink that reads "Alissa Lotane".

Alissa Slade Lotane
Deputy State Historic Preservation Officer &
Bureau Chief, Bureau of Historic Preservation