

December 20, 2016
15009

Department of Business and Professional Regulation
Florida Building Commission
1940 North Monroe Street
Tallahassee, FL 32399-0772

Project:

**184 NE 50 Terr.
Miami, Fl. 33137**

To whom it may concern,

Modis Architects has prepared the construction documents for the above reference project.

The owner has remodeled the building to include provisions for a full-service restaurant with an outdoor terrace dining area on the ground floor and a roof top with an outdoor terrace dining area.

The same food, beverage and services will be available to all patrons on the ground floor terrace dining area and the roof top outdoor terrace dining area with no unique services provided on the roof top terrace dining area.

It is our understanding that any vertical accessibility to the roof top dining area would require one of the following three solutions:

1. Provide an elevator, which would be a significant impact to the existing structure as well as a significant financial impact to the project.
2. Provide a chairlift on the stairs, which is not favored by the City of Miami fire department would since it would reduce the required egress width on the stairs.
3. Provide a platform lift next to the stairs which would also require structural modifications to the building foot print and bring additional financial hardship to the owner.

Additionally, this is a 1926 building and is considered a non-conforming structure by the City of Miami zoning Department. As such, the perimeter of the building is not allowed any modifications that would contribute to its non-conformity, such as, addition of square footage. The solutions mentioned above are exterior solutions that would require the modification of the perimeter of the building and would be deemed non-compliant with the requirements of the City of Miami zoning code.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Morisette".

Robert K. Morisette, AIA, NCARB, LEED AP BD+C, CDP
Principal Miami Studio