



September 22, 2022

Alejandro Garavito  
City of Miami Beach  
1900 Convention Center Drive, 2<sup>nd</sup> Fl.  
Miami Beach, FL 33139

**RE: 1920 Alton Rd (PB22-0556)**

Dear Mr. Garavito,

This letter is in response to comments provide by the city for the above-referenced project. The responses have been provided in bold for your reference and written responses reference the updated plan sheets provided with this submittal.

Comments provided:

Comment 7: Zoning Data: Provide future crown of the road value NGVD.

**RESPONSE: Please note that this project does not involve offsite roadway improvements. Design team has verified with Alejandro Garavito from the Planning Department and there are no known improvements on this area in the near future. Refer to email correspondence with City attached to this document. Existing crown of road elevations are shown in the survey for the property and referenced in the civil plans.**

**Existing crown of the road varies between 5.55' to 4.68'. Refer to latest survey provided with this submittal.**

Comment 17: Project shall comply with 133-62. – long frontage standards. The ground floor/site plan as presented is not complying with these regulations. Please advise.

**RESPONSE: Please refer to architectural and civil plans. A 15-ft setback has been provided as required per code. Dimensions have been provided on the plans.**

Comment 17(a1): The sidewalk shall be raised to the future crown of road elevation. Provide these datums and dimensions on sections/elevations.

**RESPONSE: Please note that this project does not involve offsite roadway improvements. Design team has verified with Alejandro Garavito from the Planning Department and there are no known improvements on this area in the near future.**

Comment 17(d): Ground floor elevation. The ground floor shall be located a minimum elevation of 14 inches above the future crown of road elevation.

**RESPONSE: Per existing elevations provided on the survey, the proposed FFE is 14 inches above the existing crown of road.**

Comment 17(d) Cont: Ramping and stairs from the sidewalk circulation zone to the ground floor elevation shall occur within the property and not encroach into the circulation zone or setback areas, unless adequate space exists on the exterior. Provide this datum and dimensions on sections/elevations.

**RESPONSE: Please refer to architectural and civil plans. A 15-ft setback has been provided as required per code. Dimensions have been provided on the plans.**

Please contact me at (954) 716-8826 or [carlos.florian@kimley-horn.com](mailto:carlos.florian@kimley-horn.com) should you have any questions or clarifications.

Sincerely,  
Kimley-Horn and Associates, Inc.

Carlos Florian, P.E.

## Florian, Carlos

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**From:** Garavito, Alejandro <AlejandroGaravito@miamibeachfl.gov>  
**Sent:** Monday, September 19, 2022 1:39 PM  
**To:** Florian, Carlos  
**Cc:** Calle, Jimmy; Madan, Rogelio  
**Subject:** RE: 1920 Alton Rd Project

**Categories:** External

Hi Carlos,

I am not aware of any improvements on this area in the near future, you can request a waiver to the DRB, and note this on the plans and documents submitted with the application. See Section 133-62 (h).

Please let me know if you have any additional questions

Alejandro

 **Alejandro Garavito, AICP**  
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Planning Department  
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**From:** Florian, Carlos <carlos.florian@kimley-horn.com>  
**Sent:** Monday, September 19, 2022 12:46 PM  
**To:** Garavito, Alejandro <AlejandroGaravito@miamibeachfl.gov>  
**Cc:** Calle, Jimmy <Jimmy.Calle@kimley-horn.com>  
**Subject:** 1920 Alton Rd Project

**[ THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS ]**

Hi Alejandro,

I'm reviewing the comments provided for the 1920 Alton Rd (PB22-0556) project and wanted to discuss comment 17(a1). Does the City have any future improvements for the sections of 20<sup>th</sup> street and Alton Rd that are fronting the site that we should take into account? As of now, we are tying to existing road and sidewalk elevations. Please let us know, I'm available over the phone if you prefer.

Thank you,

**Carlos Florian, P.E.**  
**Kimley-Horn** | 8201 Peters Road, Suite 2200, Plantation, FL 33324  
Direct: 954 716 8826 | Mobile: 954 826 5619