

June 26, 2023

Ms. Fiorella Sarmiento  
City of Miami Beach  
Department of Public Works  
1700 Convention Center Drive  
Miami Beach, Florida 33139

**Re: PROJECT BACKGROUND LETTER / 3900 ALTON ROAD TENTATIVE  
PLAT / T-24696**

Dear Ms. Sarmiento:

On behalf of 3900 Alton Road Owner LLC (the “**Owner**”), please accept this letter in connection with the Alton 3900 Tentative Plat #T-24696 for property located at 3900 Alton Road (the “**Property**”). The Property is uniquely located directly to the northwest of the intersection of Alton Road and 41<sup>st</sup> Street/Julia Tuttle Causeway. The Property consists of multiple platted lots in Plat Book 8, Page 95 and in Plat Book 35, Page 46, both recorded in the Public Records of Miami-Dade County, and is identified by Miami-Dade County Folio No. 02-3222-011-0432.

In December 2021, the City of Miami Beach Design Review Board approved plans for a nine-story, 176-unit apartment complex on the Property (the “**Project**”). See File No. DRB-0664. In February 2023, the Owner commenced construction of the Project, which is set to be completed in the Fall of 2024. Pursuant to Chapter 177, *Florida Statutes*, the Property must be platted.

If you require any additional information or would like to discuss the tentative plat further, please contact me at 305-579-0737. Thank you for your attention to and favorable consideration of this matter.

Sincerely,



Iris Escarra, Esq.

Enclosures