

# LETTER OF INTENT (LOI)

**Date:** September 11<sup>th</sup>, 2023

**Property Owner's Name:** Eliyahu Finkelman & Revital Finkelman  
**Property Address/Location:** 4510 Prairie Avenue  
Miami Beach, Florida 33140

**Signature:**



**Folio No(s):** 02-3222014-0531

**Contact Information:**

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Building Department  
City of Miami Beach, Florida

To whom it may concern:

**Re:** Building application request for a variance concerning an addition to the residential property located at:

**4510 Prairie Avenue  
Miami Beach, Florida 33140**

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## REQUIRED DOCUMENTS

Listed below are required documents for a DRB submittal.

- Pre-Application Checklist
- Land Use Board Application (available on the Planning Department website)
- Letter of Intent
- Records of Existing Structure/Site: Permit card, permit drawings, etc.
- Mailing Labels: List of Property Owners, Certified Letter and Map (Refer to Mailing Labels page 5)
- Recent Signed and Sealed Survey
- Architectural Drawings - 11"x17"

- Approval Letter from Neighbor agreeing to the variance requested.
- Interior Design 3-D renderings.

**THIS IS TO CONFIRM THAT THE LETTER OF INTENT RESPECTS THE ZONING DISTRICTS AND REGULATIONS.**

## **CHAPTER 7 – ZONING DISTRICTS AND REGULATIONS**

### **7.1.2.4 Sea Level Rise and Resiliency Review Criteria**

#### **a. Criteria**

The city's land use boards shall consider the following when making decisions within their jurisdiction, as applicable:

#### **i. Criteria for development orders:**

1. A recycling or salvage plan for partial or total demolition shall be provided.
2. Windows that are proposed to be replaced shall be hurricane proof impact windows.
3. Where feasible and appropriate, passive cooling systems, such as operable windows, shall be provided.
4. Resilient landscaping (salt tolerant, highly water-absorbent, native, or Florida-friendly plants) shall be
5. provided, in accordance with Chapter 4 in Land Development Regulations.
6. The project applicant shall consider the adopted sea level rise projections in the Southeast Florida
7. Regional Climate Action Plan, as may be revised from time-to-time by the Southeast Florida Regional
8. Climate Change Compact. The applicant shall also specifically study the land elevation of the subject
9. property and the elevation of surrounding properties.
10. The ground floor, driveways, and garage ramping for new construction shall be adaptable to the raising of
11. public rights-of-way and adjacent land, and shall provide sufficient height and space to ensure that the
12. entry ways and exits can be modified to accommodate a higher street height of up to 3 additional feet in
13. height.
14. As applicable to all new construction, all critical mechanical and electrical systems shall be located above
15. base flood elevation. All redevelopment projects shall, whenever practicable and economically

- 16.** reasonable, include the relocation of all critical mechanical and electrical systems to a location above base
- 17.** flood elevation.
- 18.** Existing buildings shall, wherever reasonably feasible and economically appropriate, be elevated up to
- 19.** base flood elevation, plus City of Miami Beach Freeboard.
- 20.** When habitable space is located below the base flood elevation plus City of Miami Beach Freeboard, wet
- 21.** or dry flood proofing systems will be provided in accordance with chapter 54 in General Ordinances.
- 22.** As applicable to all new construction, stormwater retention systems shall be provided.
- 23.** Cool pavement materials or porous pavement materials shall be utilized.
- 24.** The design of each project shall minimize the potential for heat island effects on-site.