



FAIRFAX & SAMMONS
— ARCHITECTURE —

214 Brazilian Avenue, Suite 212 – Palm Beach, FL 33480

Letter of Intent (LOI): COA-24-0003

Second Submittal
May 28, 2024

To: Landmarks Preservations Commission (LPC) and Planning, Zoning & Building Department (PZB)

Re: Request for Approval of Modifications to Existing Retail Storefront

Dear Landmarks Preservation Commission Members,

Our client seeks approval for modifications to an existing retail space located at 214 Brazilian Ave at the northwest corner of the building (Unit 212). Plans propose the removal of two (2) existing windows to install a single new metal-and-glass storefront window and door in a new masonry opening to match the existing architectural storefronts on the rest of the north elevation of the building. Previously proposed “minor work”, which included the relocation of an existing downspout and installation of a pilaster at the corner of the building, have been removed from the application.

There are no changes that would impact any existing zoning conditions.

The proposed work complies with Sec. 54-122 and 54-123, since it uses materials, textures, colors, proportions, rhythm of solids-to-voids, and window/door types already present on the north facade of this building.

I ask for your support and approval in favor of these proposed modifications so that we may proceed with the construction documentation phase of the project. Please reach out to Jaime Torres-Cruz at jtorres@fairfaxandsammons.com for any additional information needed.

Respectfully submitted,

Richard Franklin Sammons, RA

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