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Re: 125 Worth Avenue Application B-074-2019  
Zoning Case Z-19-00232

I am writing to oppose the proposed application for variances and to oppose the major renovations included in the application submitted for your review for three reasons- Setback, Noise/Odor Nuisance, and Community Impact.

I have lived on Worth Avenue for 33 years. I have spent hours every day on Worth Avenue raising children, taking care of elderly parents, supporting local shops and restaurants, and this application with 24-30 months of construction at the entrance to Worth Ave in order to add 4 residences will have a lasting negative impact.

SETBACK - First, the proposed new façade will impinge on pedestrian flow, will eliminate green space in front of the building and will cut back shaded trees and alcoves. The applicant illustrates the new façade from an angle that does not accurately reflect the loss of sidewalk depth and the destruction of grassy areas that allow the signature palms to thrive, palms which are essential to the nature of Worth Avenue and which provide ambient cooling and shade for all. Every other Worth Avenue ocean block structure has vaulted shady arcades, extra setback space and generous lush planted areas that are conducive to pedestrian traffic. This proposed façade is dramatically changed to become a solid block jutting out to the minimum setback. The proposed façade has steps that protrude almost 2 feet into current pedestrian space and these will cause a hazard for strollers and wheelchairs.

I strongly oppose the renovation of the first floor which eliminates the graceful shaded arcade and attractive archways with shaded balcony overhangs. There is absolutely nothing in the proposed plans that will be attractive to walk by as it will be a massive solid block façade like any commercial building. The application for variance to use 71% of the lot on the First Floor from the existing 57%, and the 35% maximum allowed by code, is damaging to the aesthetic of Worth Avenue and all of Palm Beach. Even if it is designed as the best architecture in the world, it will cut off pedestrian flow and will detract from the appeal of living and shopping on Worth Avenue. Even if zoning regulations might allow this intrusive

structure, PB Town Council and ARCOM have the power, and should use their power, to prevent the harm this will do to the Worth Avenue neighborhood.

**NOW**



**NOW** - pedestrian space



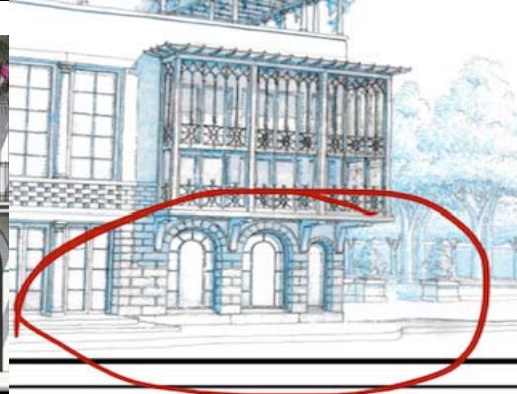
**ADJACENT BLDG**



**PROPOSED FAÇADE**



**PROPOSED REDUCED SIDEWALK**



**NOISE/ODOR NUISNACE** – The proposed Application for 125 Worth Avenue will cause noise and odor nuisances for all neighbors and visitors and will harm retail trade for all of Worth Avenue. The steep and narrow entrance to the remaining underground parking will deter anyone from using it when visiting the shops and the residences. Cars will continuously circle the neighborhood and double park, if trucks are not entirely blocking the street.

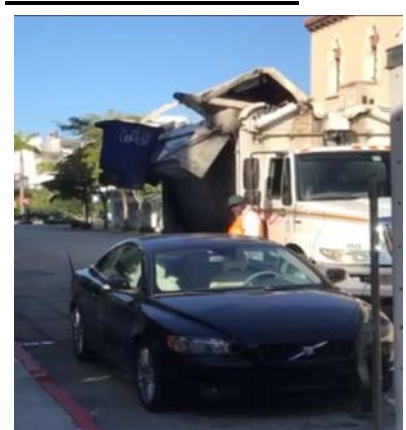
**TRAFFIC** - 125 Worth Now



**DELIVERY** – now



**GARBAGE PICKUP** –



COMMUNITY IMPACT -The applicant has not done adequate community impact studies to show the disastrous effect of massive construction for 18-30 months. The developer has not prepared a Plan of Construction which could include fencing halfway into Worth Avenue for much of the project. All sidewalks will be closed forcing pedestrians to walk past 2 busy parking garages which are hazardous. The traffic congestion from over 20,000 construction and workmen and supplier vehicles entering Worth Avenue and waiting to unload or park will cause noise, odor, and danger to pedestrians. The pictures above are from one single day event at 125 Worth Avenue, and living with traffic much worse than this for 24+ months will convince shoppers to avoid Worth Avenue entirely.

Once the project is finished, the streets will need repaving and new sidewalks from all the damage. Will this be done at Taxpayer expense or paid by the developer? Worth Avenue will be shut down even longer, and there will likely be significant damage to South Ocean Blvd also. This project is entirely a profit maximizing proposal at the expense of Worth Avenue businesses, shops, and residents. If there is an economic hardship on the developers, it is not the responsibility of all neighboring Worth Avenue residents to rescue them.

Please reject the Proposed Application B-074-2019 for 125 Worth Avenue.

Thank you for your hard work on behalf of all Palm Beach residents.

Fern M. Lindsay