

Douglas and Delphine Daft
101 Worth Ave 3D
Palm Beach, FL 33480
March 1, 2023

Mayor Danielle H. Moore
Town Council Members
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

REF: Proposed Renovation to 125 Worth Avenue

Dear Mayor Moore and Town Council Members,

We are the owners and residents of Apartment 3D, Kirkland House, 101 Worth Avenue, Palm Beach. We have lived in Palm Beach as permanent Florida residents for 12 years. We are writing to express our deep concern and objections to the application submitted by 125 Worth Avenue Partners LLC (The Frisbie Group) requesting approval for multiple “variances” to the building at 125 Worth Avenue.

Variances are granted for the reasons of hardship. The major gross expansion of the building’s leasable square footage and addition of a fourth story to an existing, non-conforming 3 story building to the major financial benefit for the developer is an affront to the Worth Avenue guidelines and the concept of “variances for hardship”.

The 125 building is a 3 story office and retail structure with only utilities on the roof of the third story plus some decorative surrounds on the third floor roof line. The 125 building is described in several formal “historical” documents as a “3 story building”. In fact, on page 34 of an earlier submission by the developer (June 2021) states – “and a 3 story professional office building (125 Worth Avenue) on the northern side of the block”.

As homeowners and residents of the abutting Kirkland House we are obviously opposed to the addition of a fourth floor. Furthermore, approving a “hardship variance” to allow an additional floor to replace a utility roof area (that has never been leasable space) could conceivably set a precedent for any building (residential, office or retail) in Palm Beach in general and Worth Avenue in particular.

We believe that the 125 developers have in the past considered including a restaurant. Although approval of a restaurant would require a “special exception” under the code, we are not interested in battling our neighbors for the foreseeable future. Obviously a restaurant (or any entertainment facility) would present issues with noise, smells, car stacking for valet etc. etc. in a building bound on 3 sides by residences.

We would therefor respectfully request that the Town Council permanently ban any restaurant, bar or entertainment venue anywhere in the 125 building.

The developer is proposing a major increase in leasable space yet a substantial reduction in the number of available parking spaces. This does seem contradictory to the current parking issues in Palm Beach in general and Worth Avenue in particular.

The major expansion proposed for the 125 building will, we understand, take at least 30 months requiring literally thousands of truck trips and massive noise (jack hammering etc.). The negative impact to the busy traffic entrance to Worth Avenue, the dangers to the pedestrian area around the Clock Tower and to the surrounding residences is obvious. One can only hope that at least all construction activity is forbidden during the so called "season".

The proposed expansion of the existing 3 story 125 building is troubling on many levels. Several iterations of the original plans have been circulated by the Frisbie Group but none of these address the egregious elements of the original design.

The Town of Palm Beach is unique and we consider ourselves fortunate to live here. The development of the 125 building as proposed will have a negative impact on the quality of our life in Palm Beach and the value of our home.

Thank you for taking the time to consider the concerns and issues we have raised.

Sincerely,

A handwritten signature in black ink, appearing to read 'Douglas Daft', written in a cursive style.

Douglas and Delphine Daft

A handwritten signature in black ink, appearing to read 'Delphine Daft', written in a cursive style.