

February 20, 2023

Mayor & Members of Town Council
Members of ARCOM
Town of Palm Beach
360 South County Road
Palm Beach, FL 33480

**RE: 125 WORTH AVENUE REVITALIZATION PLANS: ZONING/ARCOM APPLICATION ARC
23-022 & ZON 23-032**

Mayor & Members of Town Council and Members of ARCOM:

Good afternoon. I am writing to all of you today on behalf of the entire Board for the Mid Ocean Club located at located at 134 Peruvian Avenue and 142 Peruvian Avenue.

The Mid Ocean Club shares a property line with 125 Worth Avenue. When we heard about the revitalization plans for 125 Worth Avenue, of course we were interested in learning more. During the past two months we have met with Frisbie Group to discuss the proposed plans and worked with their team to make some design changes to the building which will preserve our quality life as the neighbor. Late last week, we reviewed the final plan revisions that Frisbie Group presented to our Board and our Board voted unanimously to support the 125 Worth Avenue Revitalization Plans as amended. Inspired by the iconic Ralph Lauren Building on the Avenue, the 125 Worth Avenue Revitalization Plans represent an inimitable investment on the Avenue that will be compatible with its neighbors and the Avenue's historic fabric, enhance the Avenue's quality and character, and encourage the continued attraction of a mixture of shops, residences, and other uses meeting the Town's desires.

The view from our property is a direct view (within 10 feet of the shared property line) of 125 Worth Avenue so we are arguably the most directly affected party by the proposed 125 Worth Avenue revitalization plans. I am writing to all of you to urge you to support this zoning and ARCOM application as presented. We greatly appreciate Frisbie Group working with our Board to address all of our concerns – it is very much appreciated. This 48-year-old building is overdue for the fabulous revitalization proposed by Frisbie Group.

Thank you for your time in this matter.

Respectfully,

 Stephen Mittman, President

Mid Ocean Club Board
134 Peruvian Avenue
142 Peruvian Avenue