



400 ASSOCIATION, INC

400 S. Ocean Blvd., Palm Beach, Florida 33480
Tel: 561-655-5470

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MAR 06 2023

**TOWN OF PALM BEACH
PZB DEPARTMENT**

March 3, 2023

Town of Palm Beach
Palm Beach Town Council
360 South County Road
Palm Beach, FL 33480

To Whom It May Concern,

We, the undersigned, request the Palm Beach Town Council REJECT Zoning Application ZON-23-032 and ARCOM Application ARC-23-022 submitted by 125 Worth Avenue Partners for "revitalization, renovation, and expansion of a 48-year-old nonconforming commercial building at 125 Worth Avenue" at the Town Council's March 15, 2023 meeting.

As indicated in the developer's Letter of Intent, they are requesting two (2) Special Exceptions and ten (10) Variances to the Town of Palm Beach Code. In addition, the developer intends to increase the building's current office square footage of 49,401 to over 76,000 square feet....an increase of approximately 53%!

Rather than specifically addressing the Special Exceptions and Variances, we feel these applications should be totally rejected because some of the information and details stated in the applications are incorrect, if not completely false!!

First and foremost, the applications continually refer to 125 Worth Avenue as "an existing four-story building," a building that "already contains four stories," "when this building was constructed in 1973, a fourth story was included" and it is a "grandfathered fourth story"!!

All aforementioned statements made by the developer are TOTALLY FALSE...as evidenced by the attached PALM BEACH COUNTY PROPERTY APPRAISAL REPORT showing that 125 Worth Avenue is a 3 STORY NON MEDICAL BUILDING with a total office square footage of 49,401.

Also, the developer has been paying real estate taxes since 2017 based on a 3-STORY BUILDING!!!!

What the developers are really requesting is ADDING A 4TH STORY TO AN EXISTING 3-STORY BUILDING!

The Palm Beach Zoning Department claims that a "determination was made by a former department head that a 4th story does exist" at 125 Worth Avenue. However, no legal document has been presented or is on file proving that, indeed 125 Worth Avenue is a 4 story building.

For the reasons stated above, we ask the Palm Beach Town Council to reject both applications for 125 Worth Avenue.

Thank you.

<u>Signatures</u>	<u>Unit Number</u>
By Worth	109
Penny Van	109
Katny Argonbright	217
Frank Argonbright	217
Keith M.H.	406
Mike GIBBONS	211
Natalie Bray	404
Elizabeth G. Bail	407
Ann True	411
Jan Spork	PHA
Barbara Price	401
Patsy Williamson	10 S
Pamela Aycock	110



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Signatures

David Müssner

Dany Miller

H. Allen

Merwin Thilst

A. R. Rantholee

Mark Dlesner

Laurie Clift

ATG

Unit number

108

414 / 413

107

110

104

419

205 / 206

101

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Unit Number

2.2.2023 |



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