

From: [Roger Ramdeen](#)
To: [James Murphy](#); [Wayne Bergman](#)
Cc: "[Joanne OConnor](#)"; [Harvey E. Oyer, III](#); [Antonette Fabrizi](#); [Bradley Falco](#); [Yazmin Figueroa](#); [Friederike Mittner](#)
Subject: RE: CM 55141-0001_Ambassador and Edgewater-REQUEST TO WITHDRAW SE#2 FOR PEDESTRIAN ACCESS TUNNEL
Date: Friday, March 28, 2025 2:27:16 PM

*******STOP:** This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

Hi Wayne/James,

Please consider this email an official request to withdraw only the Special Exception for the construction of a pedestrian tunnel associated with application ZON-24-0046 (ARC-24-0090) 2720 – 2730 S OCEAN BLVD—EDGEWATER / AMBASSADOR SITE (COMBO)—SPECIAL EXCEPTION(S), SITE PLAN REVIEW AND VARIANCES. Specifically, the request is to withdraw Special Exception #2 (Sec. 134-1055(15)), Special Exception to construct a pedestrian access tunnel under S. Ocean Boulevard. It has been challenging to secure the FDOT documentation required for SE #2 and meet the submittal deadline for the April 9th Town Council meeting. As a result, we are requesting the withdrawal of SE #2 so the project remains scheduled for TC consideration at the April 9th TC meeting agenda.

Please let me know if you need anything additional.

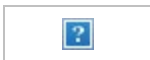
Roger Ramdeen

Land Use Planner | Shutts & Bowen LLP

Tel: (561) 671-5853

525 Okeechobee Blvd., Ste. 1100, West Palm Beach, FL 33401

E-Mail | www.shutts.com



From: Roger Ramdeen

Sent: Friday, March 28, 2025 1:47 PM

To: 'James Murphy' <jmurphy@TownOfPalmBeach.com>; Antonette Fabrizi <afabrizi@TownOfPalmBeach.com>; Yazmin Figueroa <yfigueroa@TownOfPalmBeach.com>

Cc: 'Joanne OConnor' <JOConnor@jonesfoster.com>; Harvey E. Oyer, III <HOyer@shutts.com>

Subject: RE: CM 55141-0001_Ambassador and Edgewater-COVENANT IN LIEU AND FDOT LETTER FOR PASSAGEWAY

Thank you. Still digging and will advise as soon as I have more info.

Roger Ramdeen

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From: James Murphy <jmurphy@TownOfPalmBeach.com>
Sent: Friday, March 28, 2025 1:46 PM
To: Roger Ramdeen <RRamdeen@shutts.com>; Antonette Fabrizi <afabrizi@TownOfPalmBeach.com>; Yazmin Figueroa <yfigueroa@TownOfPalmBeach.com>
Cc: 'Joanne OConnor' <JOConnor@jonesfoster.com>; Harvey E. Oyer, III <HOyer@shutts.com>
Subject: RE: CM 55141-0001_Ambassador and Edgewater-COVENANT IN LIEU AND FDOT LETTER FOR PASSAGEWAY

Yes.

Best
JGM

James G. Murphy, AICP

From: Roger Ramdeen <RRamdeen@shutts.com>
Sent: Friday, March 28, 2025 1:45 PM
To: James Murphy <jmurphy@TownOfPalmBeach.com>; Antonette Fabrizi <afabrizi@TownOfPalmBeach.com>; Yazmin Figueroa <yfigueroa@TownOfPalmBeach.com>
Cc: 'Joanne OConnor' <JOConnor@jonesfoster.com>; Harvey E. Oyer, III <HOyer@shutts.com>
Subject: RE: CM 55141-0001_Ambassador and Edgewater-COVENANT IN LIEU AND FDOT LETTER FOR PASSAGEWAY

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Hi James,
Quick follow-up. Can you please confirm that if we requested to withdraw the SE for the pedestrian passageway today, that will keep us on the TC agenda?

Roger Ramdeen

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From: Roger Ramdeen
Sent: Friday, March 28, 2025 1:27 PM
To: 'James Murphy' <jmurphy@TownOfPalmBeach.com>; Antonette Fabrizi <afabrizi@TownOfPalmBeach.com>; Yazmin Figueroa <yfigueroa@TownOfPalmBeach.com>

Cc: Joanne OConnor <JOConnor@jonesfoster.com>; Harvey E. Oyer, III <HOyer@shutts.com>
Subject: CM 55141-0001_Ambassador and Edgewater-COVENANT IN LIEU AND FDOT LETTER FOR PASSAGEWAY

Hi James,

The attached is the most updated draft of the CIL which both Joanne and Harvey have reviewed and approved. Subject to accepting the minor redline changes, this is good to go.

I am trying to get an update on the FDOT letter and will advise as soon as I hear back from the project team.

Roger Ramdeen

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From: James Murphy <jmurphy@TownOfPalmBeach.com>

Sent: Friday, March 28, 2025 12:54 PM

To: Roger Ramdeen <RRamdeen@shutts.com>; Antonette Fabrizi <afabrizi@TownOfPalmBeach.com>; Harvey E. Oyer, III <HOyer@shutts.com>; Yazmin Figueroa <yfigueroa@TownOfPalmBeach.com>

Subject: RE: TRAFFIC RESPONSE STATMENT FOR AMBASSADOR - ***CAN YOU OPEN EPL FOR THE FINAL SUBMIT?

Roger,

It has come to my attention, that two documents have still not been provided.

The FDOT letter and the U of T or Covenant in Lieu, is needed asap. Otherwise, we will defer the matter.

Best
JGM

James G. Murphy, AICP