

From: [Judith Katten](#)
To: [Kelly Churney](#)
Subject: The Ambassador project
Date: Thursday, July 02, 2020 2:54:04 PM

*****Note: 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.*****

Kelly Churney
Administrative Assistant
Town of Palm Beach

Dear Ms. Churney --

I am an owner at The Regency of Palm Beach, 2760 South Ocean Boulevard, situated directly across the street from the Ambassador Hotel.

I write to express my strong opposition to the submission seeking waivers for the renovation and reconfiguration of the Ambassador as submitted on behalf of Copperline, the LLC wholly owned by the Schlesinger family.

In reading the application, I understand that what is being sought is permission to construct a luxury resort that is entirely out of keeping with the existing South Ocean community.

The plans submitted evidence that they are seeking permission to raise the height of a building already in excess of current restrictions (owing to it having been grandfathered in) and to expand upon the coverage of the land area by some 40%. The parking facility that they contend will be "below ground" will in fact be only partially so given the water tables of this ocean front property, but regardless, the parking capacity is well below what would be required to adequately service hotel guests, especially when combined with the demands of the restaurant and the ballroom that is also envisioned.

Stated otherwise, if approved, this application will give rise to a humongous structure that is entirely incompatible with present usage. It will have a devastating affect on the lives of all of us who have opted to reside here and on our right to quiet enjoyment. Traffic will increase exponentially, and, given the reliance upon valet parking as described, will likely back-up onto the street, especially when that ballroom is in use. Our once-peaceful neighborhood will be awash in unabating congestion and crowds. The low density, airy open space that is South Ocean's present character will be permanently sacrificed, not for any "hardship" nor necessity but merely for the profit of the developers -- developers, it should be noted, who have a rather unsettling history regarding prior real estate ventures in Florida and elsewhere, replete with bankruptcy filings and litigation.

Perhaps worse, approval of this project will establish a frightening precedent that will

open the door to other commercial development, signalling the death knell for the residential community we all hold so dear.

As will be evidenced in weeks to come as the Board receives communication from other neighbors, there is near universal opposition to the Ambassador application up and down the Boulevard. Not surprisingly, the only support for this undertaking is coming from a group of owners at the Edgewater, which building, across the street from the Ambassador, has also been targeted for take-over by the Schlesingers. It is not without a degree of irony that the Edgewater residents who have written to the Board in enthusiastic support are themselves contracting with the Schesingers for the sale of their own apartments -- and hope to be long gone from the Edgewater by the time this project that they are extolling is anywhere near completion.

I greatly appreciate this opportunity to express my views to you and to the Palm Beach board, and have every confidence that upon proper review, this misplaced and misguided proposal will be rejected by our representatives on behalf of their constituents.

All best regards,

Judith Katten