

Dear Members of ARCOM

I am an owner at The Regency of Palm Beach, 2770 S. Ocean Boulevard, situated across the street from the Ambassador Hotel. I write to express my strong opposition to the request for variances to permit renovation and reconfigurations of the Ambassador by Copperline, the LLC, wholly owned by the Schlessinger family.

In reading the application, I understand that what is being sought is permission to construct and expand into a luxury resort that is out of keeping with the existing residential surroundings in this South Ocean Boulevard community. Our area is embedded with calmness, tranquility, harmony and with open views that are world renown. It should stay that way. The low density, airy open spaces that the condominium owners share is and has always been South Ocean Boulevard's character for over 60 years. The present character will be permanently sacrificed, not for any "hardship" or "necessity" but merely for the profit of the developers.

#### Height

Copperline is seeking permission to raise the height of a building already in excess of current restrictions (owing to it having been grandfathered in) and in addition they seek to expand upon the building of the land use area by some 40%.

#### Ballroom

Variance requested would allow the construction of a 3,100 square ft. ballroom to accommodate 200 people. At a meeting presented to The Regency of Palm Beach on July 8, 2020 Copperline was constrained under questioning, to acknowledge that the largely glass exterior will be at least 35 feet high. In addition, the ballroom will push well north of the footprint of the building. As a result, the width of this facility will cause site lines to the ocean to be blocked. The beautiful open views from South Ocean Blvd. will be replaced with a large look inconsistent with the surrounding properties. As the proposed ballroom juts out beyond the north side of the main building, Copperline's contention that the new structures will not create a visible size and bulk issue is not credible.

#### Highly Glazed Terraces and Balcones

Variance requests have been made to allow numerous balconies to be created, others expended and some enclosed. Great reliance is placed on glass building materials that is out of character with the buildings in the area. In addition, the extensive use of glass gives reasons to question Copperline's assurance that the redevelopment will not pose glare and light issues.

#### Inadequate Parking

Double stack parking will be burdensome to residents and guests. Gridlock created by the requirements to use valet parking could spill out of the property and create traffic problems on South Ocean Blvd. Nothing was mentioned in Copperline's presentation and variance requests

about employee parking and the turnaround time when employees are changing shifts. This will have a major impact to the parking and residential flow of traffic on South Ocean Blvd.

#### Precedent

Once such a precedent is set, it may prove difficult to not grant similar relief. A zoning board cannot approve something for one applicant and then deny it to another a few lots away. Treating a similar application in a different way may well open the floodgates of future litigations. Not surprisingly, the only support for Copperline's approval is coming from a group of owners at The Edgewater, which is directly across the street from the Ambassador. Copperline has also targeted The Edgewater for take-over.

#### Coincidence

Copperline's proposed request for the expansion of the Ambassador has only been subject to the existing property in their submission the Town of Palm Beach. It is a strange coincidence to many residents in the neighborhood that the take-over by The Schlesinger Group/Copperline Partners of The Edgewater is a long term plan to eventually convert the Edgewater property to accommodate The Ambassador in some form or fashion in the event that their current plan is curtailed under their submitted proposal.

#### Summary

Without question, an appropriately updated Ambassador Hotel complete with a fine restaurant and modern Spa would be welcomed by the community. However, the project should be required to be harmonious with the special area that it joins and consistent with the values and lifestyle of the community in which it is to join.

This plan falls short of that requirement and as such, the plan that has been submitted, should be denied.

Thank You,

Lucy Pfluger

The Regency of Palm Beach, Unit 304

July 27, 2020