

Dear Members of ARCOM,

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 request for variances to permit the renovation and reconfiguration of the Ambassador by Copperline, the LLC, a 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 out of keeping with the existing South Ocean community. Our area is embedded with calmness, tranquility, harmony and a view that is world renown. It should stay that way. 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.

### **Height**

Copperline is seeking permission is 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 area by some 40%.

### **Ballroom**

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Variances requested would allow the construction of a 3,100 Sq. Ballroom.

At a meeting presented to The Regency 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 main building. As a result, the width of this facility will cause site lines to the ocean to be blocked. The beautiful open view from South Ocean Blvd. will be replaced with a large commercial look inconsistent with surrounding properties. As the proposed ballroom juts out beyond the north side of main building, Copperline's contention that new structures will not create visible size and bulk issues is not credible.

### **Highly Glazed Terraces and Balconies**

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

### **Inadequate Parking**

Double stacked parking will be burdensome to residents and guests. Gridlock created by

difficulties created by the requirement to use valet parking could spill out of the property and create traffic problems on S Ocean Drive.

Nothing was mentioned in Copperline's presentation and variance requests about employee parking and the turn around time when employees are changing shifts. This will have a major impact to the residential flow of traffic on S.Ocean Drive.

### **Precedent**

Actually, the most dangerous aspect of this application, if approved, is it would set a precedent for other such developments. Once such a precedent is set, it may prove difficult to not grant similar relief. A Zoning Board cannot approve something for one one applicant and then deny it to another three lots away. Treating similar applications in a different manner may well open the floodgates of future litigation.

Not surprisingly, the only support for Copperline's approval of variances 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. It is not without a degree of irony that the Edgewater residents who have written to the Town in enthusiastic support have entered into contracts with Copperline for the sale of their own apartments. As a result they will be long gone from the Edgewater by the time the Ambassador project is completed.

### **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 been submitted, should be denied.

Name

*Scarry Probert*

Date

*July 22, 2020*