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Ted Cooney, Alternate Member  
c/o Kelly Churney  
Administrative Specialist  
Town of Palm Beach  
Planning, Zoning & Building  
360 S. County Rd.  
Palm Beach, FL 33480

*via email to: KChurney@TownofPalmBeach.com*

Re: The Ambassador Hotel Proposed Redevelopment

Dear ARCOM:

We are owner-residents of the 2770 Condominium building, the building directly adjoining the Ambassador hotel to the south. We have resided at the 2770 for 15 years and during those years the operation of the Ambassador property has had no material detrimental impact on the enjoyment of our property. We also understand that from a financial standpoint the property was operating successfully.

We totally support the renovation and updating of that property and would not stand in the way of reasonable efforts to achieve that result, provided that it can be achieved with no variances and with special exceptions with appropriate conditions.

We do, however, strongly oppose the proposed greatly increased intensification of the use of the property. In particular, we oppose the proposed ballroom with a projected maximum capacity of 200 persons. Such a use would often involve loud music and possibly 100 additional automobiles coming and going and parking in the span of just a few hours.

We also oppose the proposed spa as it too would greatly increase the coming and goings of vehicles and the need for additional parking on what is a very small piece of land for the proposed activities.

We see no way that the stacked parking system they propose could or should be utilized to meet the required parking for such a change to this structure. We feel that it is going to cause

extensive backup and disruption during busy hours since it could require the moving of up to three cars in order to remove a car in some cases.

Lastly, we oppose the proposed use of the beach at the Ambassador by the occupants of the Brazilian Court resulting in further intensification in terms of traffic and parking. Even if they agreed to eliminate it would be impossible to make sure this was being adhered to.

Being long-time residents of Palm Beach, we know that the various Town boards have spent long hours crafting our land use ordinances with their detailed provisions for land coverage, set-backs, parking etc. Now is not the time to allow a non-conforming use that has heretofore been successfully operating to further expand by granting special exceptions and numerous variances. The new owners knew what they were buying into. There is no hardship here that needs to be addressed.

Very truly yours,

Gerald Heller

2770 South Ocean Blvd. N501

Palm Beach, FL 33480

ccs. Paul Castro, AICP  
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