

From: [ivar.goldart](#)
To: [Kelly Churney](#)
Subject: Fwd: Ambassador zoning variance request
Date: Tuesday, July 28, 2020 4:40:04 PM

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----- Forwarded message -----

From: **Tom Garlin** <garlintom@comcast.net>
Date: Tue, Jul 28, 2020 at 12:24 PM
Subject: Ambassador zoning variance request
To: kcherney@townofpalmbeach.com <"mailto:kcherney"@townofpalmbeach.com>

My wife and I are owners of apartment 203 at the Regency @[2760 South Ocean Blvd.](#)

I am opposed to the zoning exceptions sought by the Ambassador across the street for many reasons:

- 1) The expansion of their footprint will make their property crowded and degrade the visual beauty of the entire area. This will reduce the open view towards the ocean.
- 2) The valet parking will cause back ups when large functions are held in their ballroom, when people are waiting for valet parking and particularly during worker shift changes. This will be a safety concern as well as an inconvenience when the back up extends onto S. Ocean Blvd.

When the Ambassador is fully occupied and a large function is held in the ballroom the parking will inevitably overflow onto S. Ocean Blvd. which does not have any place for parking overflow thus causing a safety hazard for traffic and emergency vehicles.

- 3) A zoning exception for this property will make other property owners also consider zoning exceptions which will lead to a downgrading of the entire area as congestion will result. The Ambassador already is non compliant due to being Grandfathered. Additional expansion will make it worse.

- 4) The only hardship that the Ambassador owners will suffer will be not realizing extra profits at the expense of their neighbors.

Thank you for considering our objections.

Ilene & Tom Garlin