

**JOANNE AND HOWARD ROSENBLOOM**  
**2770 SOUTH OCEAN BOULEVARD**  
**APARTMENT S-602**  
**PALM BEACH, FL 33480**

July 24, 2020

Michael B. Small, Chairman  
Robert N. Garrison, Vice Chairman  
John David Corey, Member  
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Member  
Dan Floershemier, Alternate  
Member  
Ted Cooney, Alternate Member

c/o Kelly Churney, Administrative Specialist [KChurney@TownofPalmBeach.com](mailto:KChurney@TownofPalmBeach.com)  
Town of Palm Beach - Planning, Zoning & Building - 360 S. County Rd. - Palm Beach,  
FL 33480

Re: The Ambassador Hotel Proposed Redevelopment Project

Dear ARCOM:

We are owners in the 2770 Condominium building, the building directly adjoining the Ambassador hotel to the south, for eight years and have enjoyed this beautiful location.

While we totally support the renovation and updating of that property we would like it to be achieved with no variances and without any special exceptions with appropriate conditions. We oppose the proposed 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 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.

Lastly, we oppose the proposed use of the beach at the Ambassador by the occupants of the Brazilian Court which will result in further intensification in terms of traffic and parking.

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.

Sincerely,



President

2770 South Ocean Blvd #S602

Palm Beach, FL 33480

ccs. Paul Castro, AICP

Wayne Bergman, MCP, LEED-AP

Pat Gayle-Gordon, Acting Town Clerk

Maura Ziska, Esq.

Tim Hanlon, Esq.

Greg Kino, Esq.

James K. Green, Esq.

[pcastro@townofpalmbeach.com](mailto:pcastro@townofpalmbeach.com)

[wbergman@townofpalmbeach.com](mailto:wbergman@townofpalmbeach.com)

[pgayle-gordon@townofpalmbeach.com](mailto:pgayle-gordon@townofpalmbeach.com)

[MZiska@floridawills.com](mailto:MZiska@floridawills.com)

[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)

[GKino@ciklinlubitz.com](mailto:GKino@ciklinlubitz.com)

[jkg@jameskgreenlaw.com](mailto:jkg@jameskgreenlaw.com)

July 24, 2020

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Katherine Catlin, Alternate Member  
Dan Floershemier, Alternate Member  
Ted Cooney, Alternate Member  
c/o Kelly Churney via email to: KChurney@TownofPalmBeach.com  
Administrative Specialist  
Town of Palm Beach  
Planning, Zoning & Building  
360 S. County Rd.  
Palm Beach, FL 33480

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 1.5 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.

Lastly, we oppose the proposed use of the beach at the Ambassador by the occupants of the Brazilian Court which will result in further intensification in terms of traffic and parking.

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,

  
Arnold P. Schuster, Resident - Owner



July 24, 2020

Michael B. Small, Chairman  
Robert N. Garrison, Vice Chairman  
John David Corey, Member  
Maisie Grace, Member  
Alexander C. Ives, Member  
Betsy Shiverick, Member  
Richard Sammons, Member  
Katherine Catlin, Alternate Member  
Dan Floershemier, Alternate Member  
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 28 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.

Lastly, we oppose the proposed use of the beach at the Ambassador by the occupants of the Brazilian Court which will result in further intensification in terms of traffic and parking.

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,

  
Albert Frassetto  
Owner, South 601

[Resident]

ccs. Paul Castro, AICP  
Wayne Bergman, MCP, LEED-AP  
Pat Gayle-Gordon, Acting Town Clerk  
Maura Ziska, Esq.  
Tim Hanlon, Esq.  
Greg Kino, Esq.  
James K. Green, Esq.

[pcastro@townofpalmbeach.com](mailto:pcastro@townofpalmbeach.com)  
[wbergman@townofpalmbeach.com](mailto:wbergman@townofpalmbeach.com)  
[pgayle-gordon@townofpalmbeach.com](mailto:pgayle-gordon@townofpalmbeach.com)  
[MZiska@floridawills.com](mailto:MZiska@floridawills.com)  
[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)  
[GKino@ciklinlubitz.com](mailto:GKino@ciklinlubitz.com)  
[jkg@jameskgreenlaw.com](mailto:jkg@jameskgreenlaw.com)

July 23, 2020

Michael B. Small, Chairman  
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Alexander C. Ives, Member  
Betsy Shiverick, Member

Maisie Grace, Member  
Richard Sammons, Member  
Katherine Catlin, Alternate Member  
Dan Floershemier, Alternate Member  
Ted Cooney, Alternate Member

c/o Kelly Churney, Administrative Specialist *KChurney@TownofPalmBeach.com*  
Town of Palm Beach - Planning, Zoning & Building - 360 S. County Rd. - Palm Beach, FL 33480

Dear ARCOM:

Re: The Ambassador Hotel Proposed Redevelopment

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 over 16 years on the north side of the building overlooking the Ambassador 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. This is a major revision to the scope of use on this small lot. It serves no public purpose (there are plenty of other such facilities on the island).

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.

Lastly, we oppose the proposed use of the beach at the Ambassador by the occupants of the Brazilian Court which will result in further intensification in terms of traffic and parking. Such customers of the ownership group are not residents, even temporary hotel residents, of our area and should use the public beach nearest that hotel in the village.

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,

Clay Lifflander, 402N

Copies to:

Paul Castro, AICP

Wayne Bergman, MCP, LEED-AP

Pat Gayle-Gordon, Acting Town Clerk

Maura Ziska, Esq.

Tim Hanlon, Esq.

Greg Kino, Esq.

James K. Green, Esq.

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[MZiska@floridawills.com](mailto:MZiska@floridawills.com)

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[GKino@ciklinlubitz.com](mailto:GKino@ciklinlubitz.com)

[jkg@jameskgreenlaw.com](mailto:jkg@jameskgreenlaw.com)



July 23, 2020

Town of Palm Beach - Planning, Zoning  
& Building - 360 S. County Rd. - Palm  
Beach, FL 33480

Michael B. Small, Chairman

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Betsy Shiverick, Member

Maisie Grace, Member

Richard Sammons, Member

Katherine Catlin, Alternate Member

Dan Floershemier, Alternate Member

Ted Cooney, Alternate Member

c/o Kelly Churney, Administrative Specialist *KChurney@TownofPalmBeach.com*

Re: The Ambassador Hotel Proposed Redevelopment Project

Dear ARCOM:

We moved to the 2770 Condominium building six years ago and have enjoyed this beautiful location. The old Ambassador Hotel is old and ugly and while we support the renovation and updating of that property we would like it to be achieved with no variances or special exceptions. We oppose the Developer's increased intensification of the use of the property. 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 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 oppose the proposed use of the beach at the Ambassador by the occupants of the Brazilian Court which will result in further intensification in terms of traffic and parking.

Please do not allow a non-conforming use of this property by granting special exceptions and numerous variances. Consider the owners who live in adjoining properties and enjoy their quiet and serene living spaces.

Sincerely,

*Sylvia O'Keefe*

*Brian O'Keefe*

*2770 South Ocean Boulevard #S502*

*Palm Beach, FL 33480*

Copies to:

Paul Castro, AICP

[pcastro@townofpalmbeach.com](mailto:pcastro@townofpalmbeach.com)

Wayne Bergman, MCP, LEED-AP

[wbergman@townofpalmbeach.com](mailto:wbergman@townofpalmbeach.com)

Pat Gayle-Gordon, Acting Town Clerk

[pgayle-gordon@townofpalmbeach.com](mailto:pgayle-gordon@townofpalmbeach.com)

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Greg Kino, Esq.

[GKino@ciklinlubitz.com](mailto:GKino@ciklinlubitz.com)

James K. Green, Esq.

[jkg@jameskgreenlaw.com](mailto:jkg@jameskgreenlaw.com)

***IRENE AND SIDNEY RITMAN  
2770 SOUTH OCEAN BOULEVARD  
APARTMENT S-401  
PALM BEACH, FL 33480***

July 24, 2020

Michael B. Small, Chairman

Robert N. Garrison, Vice Chairman

John David Corey, Member

Alexander C. Ives, Member

Betsy Shiverick, Member

Maisie Grace, Member

Richard Sammons, Member

Katherine Catlin, Alternate Member

Dan Floershemier, Alternate Member

Ted Cooney, Alternate Member

c/o Kelly Churney, Administrative Specialist [KChurney@TownofPalmBeach.com](mailto:KChurney@TownofPalmBeach.com)

Town of Palm Beach - Planning, Zoning & Building - 360 S. County Rd. - Palm Beach, FL 33480

Re: The Ambassador Hotel Proposed Redevelopment Project

Dear ARCOM:

We are owners in the 2770 Condominium building, the building directly adjoining the Ambassador hotel to the south, for eight years and have enjoyed this beautiful location.

While we totally support the renovation and updating of that property we would like it to be achieved with no variances and without any special exceptions with appropriate conditions. We oppose the proposed 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 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.

Lastly, we oppose the proposed use of the beach at the Ambassador by the occupants of the Brazilian Court which will result in further intensification in terms of traffic and parking.

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,

A handwritten signature in cursive script, appearing to read "Fred Litman". The signature is written in dark ink and is positioned above the typed address.

2770 South Ocean Blvd #S401

Palm Beach, FL 33480

ccs. Paul Castro, AICP

Wayne Bergman, MCP, LEED-AP

Pat Gayle-Gordon, Acting Town Clerk

Maura Ziska, Esq.

Tim Hanlon, Esq.

Greg Kino, Esq.

James K. Green, Esq.

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[GKino@ciklinlubitz.com](mailto:GKino@ciklinlubitz.com)

[jkg@jameskgreenlaw.com](mailto:jkg@jameskgreenlaw.com)



***Henni and John Kessler  
2770 South Ocean Boulevard  
Apartment N-PH2  
Palm Beach, FL 33480***

*Michael B. Small, Chairman  
Robert N. Garrison, Vice Chairman  
John David Corey, Member  
Alexander C. Ives, Member  
Betsy Shiverick, Member*

*Maisie Grace, Member  
Richard Sammons, Member  
Katherine Catlin, Alternate Member  
Dan Floershemier, Alternate Member  
Ted Cooney, Alternate Member*

c/o Kelly Churney, Administrative Specialist [KChurney@TownofPalmBeach.com](mailto:KChurney@TownofPalmBeach.com)  
Town of Palm Beach - Planning, Zoning & Building - 360 S. County Rd. - Palm Beach, FL 33480

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 ten (10) 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.

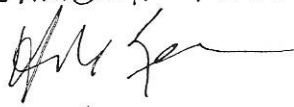
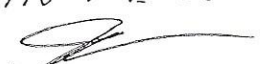
We totally support the renovation and updating of that property and would not stand in the way of reasonable efforts to achieve that result, provided that it can be achieved with no variances and with special exceptions with appropriate conditions.

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.

Lastly, we oppose the proposed use of the beach at the Ambassador by the occupants of the Brazilian Court which will result in further intensification in terms of traffic and parking.

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.

Henrietta Kessler  
  
JOHN KESSLER  


2770 South Ocean Blvd

Palm Beach, FL 33480

ccs. Paul Castro, AICP

Wayne Bergman, MCP, LEED-AP

Pat Gayle-Gordon, Acting Town Clerk

Maura Ziska, Esq.

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[jkg@jameskgreenlaw.com](mailto:jkg@jameskgreenlaw.com)

24 July 2020

Michael B. Small, Chairman  
Robert N. Garrison, Vice Chairman  
John David Corey, Member  
Maisie Grace, Member  
Alexander C. Ives, Member

Betsy Shiverick, Member  
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c/o Kelly Churney, Administrative Specialist [KChurney@TownofPalmBeach.com](mailto:KChurney@TownofPalmBeach.com)  
Town of Palm Beach - Planning, Zoning & Building - 360 S. County Rd. - Palm Beach, FL 33480

Re: The Ambassador Hotel Proposed Redevelopment

Dear ARCOM:

Our unit at the 2770 Condominium is currently listed on the market and we understand that The Schlesinger Group would like to renovate the Ambassador Hotel property. We totally support the renovation and updating of that old 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.

However, we strongly oppose the proposed use of the property concerning the proposed ballroom that would create loud music and several hundred automobiles for guests and employees in just a few hours; the proposed spa and the use of their beach by the occupants of the Brazilian Court.

Please do not allow a non-conforming use of The Ambassador to further expand by granting special exceptions and numerous variances. There is no hardship here that needs to be addressed.

Very truly yours,

Isanne and Sanford Fisher

2770 South Ocean Blvd #

Palm Beach, FL 33480

Handwritten signatures of Isanne and Sanford Fisher. The signature for Isanne is written above the signature for Sanford.

ccs. Paul Castro, AICP  
Wayne Bergman, MCP, LEED-AP  
Pat Gayle-Gordon, Acting Town Clerk  
Maura Ziska, Esq.  
Tim Hanlon, Esq.  
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James K. Green, Esq.

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[jkg@jameskgreenlaw.com](mailto:jkg@jameskgreenlaw.com)



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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 30 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.

Lastly, we oppose the proposed use of the beach at the Ambassador by the occupants of the Brazilian Court which will result in further intensification in terms of traffic and parking.

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,

*Shelma Lindsey 301 W.*

ccs. Paul Castro, AICP  
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[MZiska@floridawills.com](mailto:MZiska@floridawills.com)  
[tim.hanlon@amrl.com](mailto:tim.hanlon@amrl.com)  
[GKino@ciklinlubitz.com](mailto:GKino@ciklinlubitz.com)  
[jkg@jameskgreenlaw.com](mailto:jkg@jameskgreenlaw.com)

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

Dear ARCOM:

Re: The Ambassador Hotel Proposed Redevelopment

We are owner-residents of N601 in the 2770 Condominium building, the building directly adjoining the Ambassador hotel to the south. We have resided at the 2770 for over 8 years on the north side of the building overlooking the Ambassador 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. This is a major revision to the scope of use on this small lot. It serves no public purpose (there are plenty of other such facilities on the island).

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.

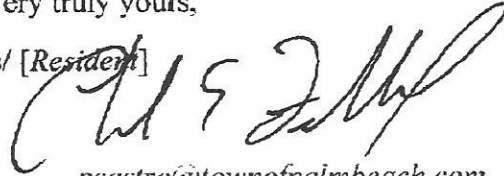
Lastly, we oppose the proposed use of the beach at the Ambassador by the occupants of the Brazilian Court which will result in further intensification in terms of traffic and parking. Such customers of the ownership group are not residents, even temporary hotel residents, of our area and should use the public beach nearest that hotel in the village.



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,

/s/ [Resident]



ccs. Paul Castro, AICP  
Wayne Bergman, MCP, LEED-AP  
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