

July 24, 2020

Re: The Ambassador Hotel

Kelly Churney, Admin. Specialist
KChurney@TownofPalmBeach.com
Town of Palm Beach Planning, Zoning & Building
360 S. County Rd.
Palm Beach, FL 33480

Dear ARCOM:

I live at Unit S303 in the 2770 Condominium building where I have owned for the past 28 years, and I enjoy the quiet tranquility of my home. I am not in favor of the proposed ballroom, Spa, enlarged Dining Room or a swimming pool facing our north building. These changes to the Ambassador Hotel would add noise and much additional traffic.

It is time that the new owner fixes up this old, run-down Hotel but please do not allow a non-conforming use Hotel with special exceptions and numerous variances to be allowed to be built right next door to us. I enjoy the peacefulness of my unit and hope to enjoy it for many more years.

Sincerely,

Ellen Sussman - Unit 303 S

Ellen Sussman, Unit S303

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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wbergman@townofpalmbeach.com
pgayle-ordon@townofpalmbeach.com
MZiska@floridawills.com
tim.hanlon@amrl.com
GKino@ciklinlubitz.com
jkg@jameskgreenlaw.com

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 *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 8 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, setbacks, 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,

Doreen Bilezikian

ccs. Paul Castro, AICP

pcastro@townofpalmbeach.com

Wayne Bergman, MCP, LEED-AP
townofpalmbeach.com

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Katherine Catlin, Alternate Member
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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

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Re: The Ambassador Hotel Proposed Redevelopment

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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,

Irwin and Margaret Shechtman

ccs. Paul Castro, AICP

Wayne Bergman, MCP, LEED-AP

Pat Gayle-Gordon, Acting Town Clerk

Maura Ziska, Esq.

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Kelly Churney, Administrative Specialist

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Town of Palm Beach

Planning, Zoning & Building

360 S. County Rd.

Palm Beach, FL 33480

Dear ARCOM:

Re: The Ambassador Hotel Proposed Redevelopment

I am the owner of Unit N203 in the 2770 Condominium building, and my unit directly faces the Ambassador hotel to the south. I am not in favor of the proposed ballroom with a projected maximum capacity of 200 persons. This would cause lots of noise and traffic. The Spa would greatly increase the coming and goings of vehicles and the need for additional parking and the plan to build a swimming pool where the parking lot is currently located is not a good idea.

Please do not allow a non-conforming use Hotel with special exceptions and numerous variances. I have a right to the quiet enjoyment of my unit.

Sincerely,

Flora Heilweil, Unit N203

Copies to:

Paul Castro, AICP

Wayne Bergman, MCP, LEED-AP

Pat Gayle-Gordon, Acting Town Clerk

Maura Ziska, Esq.

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