

From: [Camille Morgan](#)
To: [Kelly Churney](#)
Subject: OPPOSITION TO COPPERLINE DEVELOPMENT OF AMBASSADOR HOTEL ON PALM BEACH ISLAND
Date: Friday, July 24, 2020 7:40:31 PM

*******Note:** This email was sent from a source external to the Town of Palm Beach. Links or attachments should not be accessed unless expected from a trusted source. Additionally, all requests for information or changes to Town records should be verified for authenticity.*****

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 renovation and reconfiguration of the Ambassador by Copperline, the LLC, 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" or necessity but merely for the profit of the developers.

Height

Copperline is seeking permission 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

Variances requested would allow the construction of a 3,100 square ft 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

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 the main building, Copperline's contention that the new structures will not create visible size and bulk issue is not credible.

Highly Glazed Terraces and Balconies

Variance requests have been made to allow numerous balconies to be created, others expanded and some enclosed. Great reliance is placed on glass building materials that is out of character with the buildings in the area. In addition, the extensive use of glass gives reasons to question Copperline's assurance that the redevelopment will not pose glare and light 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 South Ocean Blvd. Nothing was mentioned in Copperline's presentation and variance requests about employee parking and the turnaround time when employees are changing shifts. This will have a major impact to the residential flow of traffic on South Ocean Blvd.

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 applicant and then deny it to another a few lots away. Treating a similar application in a different way may well open the floodgates of future litigation. Not surprisingly, the only support for Copperline's approval 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.

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. **We like the "residential predominance" of the island and do not wish to see it become as overcrowded, commercialized or overly transient as Miami Beach (for example.)**

This plan falls short of that requirement and as such, the plan that has been submitted, should be denied.

Thank you,

Camille Morgan
Unit 111
7/24/2020

