

Jeffrey P. Goldstein  
2770 South Ocean Blvd- Penthouse 603 N  
Palm Beach, FL 33480

Dear Members of ARCOM,

I am the owner of Unit 603 N at 2770 South Ocean Boulevard situated directly next to the Ambassador Hotel. The master bedroom of my apartment looks directly into the midrise portion of the Ambassador. I am writing to you to express my strong opposition to the request for variances to permit the renovation and reconfiguration of the Ambassador.

I understand they seek permission to construct a luxury resort that is not in keeping with the existing South Ocean community. We bought our home because this area of Palm Beach offers tranquility. Approval of this plan will significantly change that character to the detriment of this world-renown area.

As it was said by others and I agree with, the low density, airy open space that is South Ocean's present character will be permanently sacrificed, not for any "hardship" nor necessity but merely for the profit of the developers.

We understand that the developers are seeking permission to raise the height of a building already more than current restrictions. The proposed increase in height for the new structure above our existing building at 2770 will greatly affect our site lines to the beach and natural light, the reason we purchased in this community in the first place. As I also understand, they further seek to expand upon the building footprint by at least 40%.

They are requesting that parking requirements be relaxed and propose to solve the resultant problems by creating double-stacked parking. From my experience, this type of parking never works. It will cause confusion within the borders of the new project and, in addition, generate traffic jams that could spill over to Ocean Blvd.

Our community would welcome the development of the site as its current state requires a significant makeover. However, to overdevelop the property at the cost of our gorgeous and quiet neighborhood should be weighed carefully in your decision-making process.

The development plan as submitted falls short of any of my expectations for improving the site and should be denied. The developer needs to consider the serene neighborhood and reconsider his plan.

Thank you, I remain

 Jeffrey P. Goldstein

**Anastasia Raftis  
Cynthia Raftis  
2770 S. Ocean Blvd. #303N  
Palm Beach, FL 33480**

July 27, 2020

Re: Ambassador Hotel Redevelopment

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  
*to:KChurney@TownofPalmBeach.com*  
Administrative Specialist  
Town of Palm Beach  
Planning, Zoning & Building  
360 S. County Rd.  
Palm Beach, FL 33480

*via email*

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 27 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 oppose to balconies facing our apartment. The reason we chose this condominium was because it's privacy and no people staring at our condominium daily with children crying and loud noises. This choice was deliberate and no other side of 2770 faces a balcony. We want it to stay the way it is with no balcony added.

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 during the evening.

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 clearly 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 the exclave island 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.

Thank you for your attention in this important matter.

Sincerely yours,



Anastasia Raftis



Cynthia Raftis

ccs. 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)

Maura Ziska, Esq. [MZiska@floridawills.com](mailto:MZiska@floridawills.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)

**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**

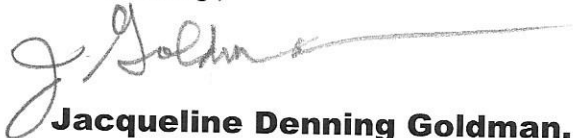
**Dear ARCOM:**

**I live at Unit S403 in the 2770 Condominium building where I have owned for the past eight years. I am not in favor of the proposed ballroom or the Spa or swimming pool. All of the additional traffic and trucks would not benefit us at all.**

**Although it would be nice if the owner would renovate this old, run-down building and include a nice restaurant, please do not allow a non-conforming use Hotel with special exceptions and numerous variances be allowed to be built right next door to me.**

**I enjoy the peacefulness of my unit and hope to enjoy it for many more years.**

**Sincerely,**



**Jacqueline Denning Goldman, Unit S403**

**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**

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**James K. Green, Esq.**

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

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Robert N. Garrison, Vice Chairman  
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Richard Sammons, Member  
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*

1/24/20

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 <sup>over</sup>~~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 ~~Court~~ 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 black ink that reads "Ed & Frances Kelley". The signature is written in a cursive, flowing style. The "Ed" is written first, followed by "&", then "Frances", and finally "Kelley". The signature is positioned to the right of the "Very truly yours," text.

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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