

OPPOSITION TO AMBASSADOR'S PROPOSED CHANGES

August 4, 2020

To: Town of Palm Beach ARCOM

My wife and I have lived in Apt 603S, 2770 South Ocean Boulevard, the property immediately to the South of the Ambassador, since 2011. We are full time residents and it is our home.

During the entire time we have lived here, the Ambassador has been an apartment hotel, its' apartments individually owned, and was virtually indistinguishable from neighboring apartment buildings. Its residents were quiet, just like its neighbors, and there was no deluge of automobile and delivery truck traffic coming and going. Nor was there any noticeable pedestrian traffic walking South on the East side of South Ocean Boulevard, where there is no sidewalk.

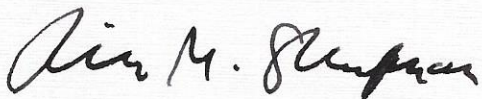
Now those individual apartments have been bought up and the new single owner of the Ambassador proposes to create in their place a luxury hotel catering to transient hotel guests in the midst of a residential environment. The new, "deluxe", hotel will have two new swimming pools with their attendant noise, a large spa open to the public, space for events available for large parties, vastly increased parking achieved by introducing double-deck parking machinery accessible only by valets, and what will necessarily be a large number of employees to service the needs of such an enterprise. In addition to the noise and vehicular traffic attendant to these proposed changes, it is to be expected that among the many guests and employees there will be those who choose to walk south across the grass in front of 2770 South Ocean Boulevard rather than crossing South Ocean Boulevard to the paved sidewalk on the West side of the road.

The dramatic and adverse impact of the proposed changes on the quality of life for those living next to the "new" Ambassador is, I believe, obvious.

It has also been suggested that the new owner may wish to raise the height of the West building on the Ambassador's narrow lot. Doing so would directly block a significant part of our Northwest view of the intracoastal, as shown on the accompanying photo.

For all these reasons I urge rejection of the Ambassador's proposed changes.

Very truly yours,



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