

2780

PALM BEACH

The Ambassador II Corporation
2780 South Ocean Blvd., Palm Beach, FL 33480
(561) 582-9600 Fax# (561) 582-7019

December 9, 2021

Town Council
Town of Palm Beach
360 South County Road
P.O. Box 2029
Palm Beach, FL 33480

Mr. Wayne Bergman
Director of Planning, Zoning & Building
360 South County Road
P.O. Box 2029
Palm Beach, FL 33480

Re: Special Exception Request for Beachfront Concessionaire at 2800 South Ocean Boulevard (ZON-21-025)

Dear Members of the Town Council and Mr. Bergman:

I am writing regarding the above referenced application submitted by Boucher Brothers Management, Inc. and PB Hotel Property, LLC.

As Building Manager for The Ambassador II Corporation since 2019, I have received on-going complaints regarding the Four Seasons' constant barrage of noise and code violations. These infractions severely infringe upon our Shareholders' right of peaceful enjoyment and tranquility which they have come to love and expect from living in Palm Beach.

Below please find a list of the most common complaints:

1. Delivery trucks arriving before the town-approved hours of business operation.
2. Refrigerated delivery trucks idling for long periods of time.
3. Constant back-up beeping sounds from trucks due to the small delivery area.
4. Excessive noise from glass recycling and garbage collections.
5. Odors emanating from the north side vents.
6. Late-night employees leaving after their shifts are loud and blast music from their cars.
7. Large party/event traffic makes it exceedingly difficult to get to and from our building.
8. Party/event rental pick-ups after hours.
9. Hotel guests trespassing on our private beachfront property.
10. Large party groups, loud music and voices carry over to the building at all hours of the day and night.
11. Ash and soot from wood-burning pizza oven exhaust vents coat the outside furniture on our property.

On behalf of the shareholders of 2780, I respectfully ask for the denial of this application.

Very truly yours,

Connie Small, LCAM