



LETTER OF INTENT FIRST SUBMIT

DATE: May 9, 2024

TO: Town of Palm Beach, Planning, Zoning & Building Dept.

RE: 1100 S. Ocean Blvd. Mar-a-Lago

REQUEST

On behalf of Mar-a-Lago Club, Inc. ("**Applicant**"), Shutts & Bowen LLP ("**Agent**") submits this request for a Certificate of Appropriateness ("**COA**") for the Mar-a-Lago Club ("**Club**") located at 1100 S. Ocean Boulevard ("**Site**").

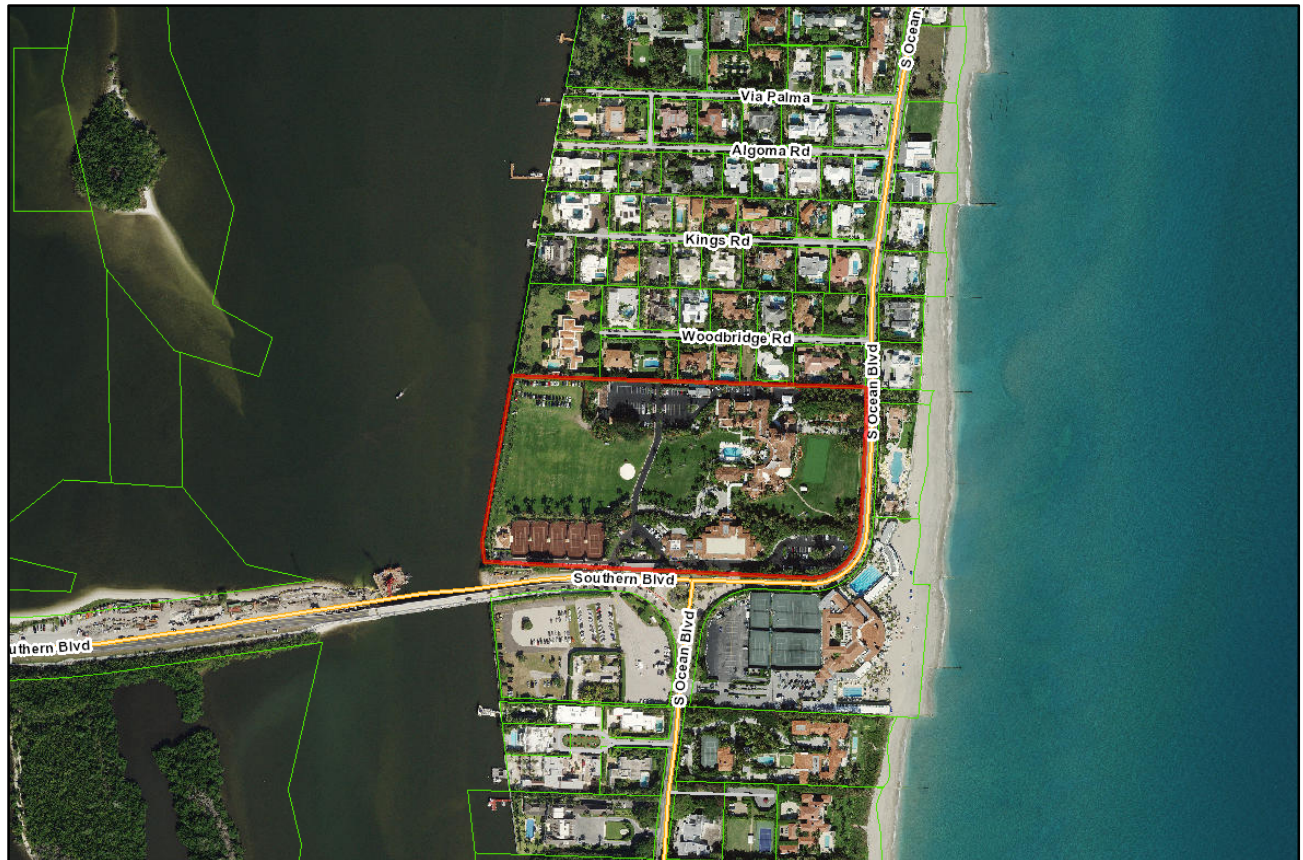


FIGURE 1 – Location map

Location:	1100 S. Ocean Blvd. (<i>Figure 1</i>)
Property Control Number(s)	50434335000020390
Zoning District:	R-AA Large Estate Residential
Acreage:	16.372 acres

REQUEST

COA for the following:

- Comply with the Landmarks Preservation Commission (“**LPC**”) Condition of Approval (“**COA**”) as indicated in the approval for LPC Application No. COA-23-001 (“**Approval**”) to return to LPC for final review and approval of the revised landscape plan (“**Plan**”).

BACKGROUND

- On February 17, 2023, the LPC granted the Approval for the construction of a new security guardhouse with a COA that required the Applicant to return to the LPC for final review and approval of the Plan. The LPC requested additional landscaping be installed along the S. Ocean Boulevard right-of-way around the main Site entrance. The Plan has been revised as such with the landscaping added. See the Plan included with this application for the details.

SUPPLEMENTAL APPLICATION REQUIREMENTS

- As required, attached are the responses to the review standards/guidelines for the SE with SPR, and COA requests:
 - **Exhibit A:** Sec. 54-122 Issuance of a Certificate of Appropriateness.
- A detailed history in chronological order of all zoning-related requests processed on or after January 1, 1970 specific to the Site attached as **Exhibit B**.
- A Property Info sheet with the Location Map is attached as **Exhibit C**.
- The Legal Description is attached as **Exhibit D**.

PARKING STATEMENT

- There are no changes proposed to the on-site parking.

EXHIBIT A

Sec. 54-122. New construction.

(a) The following aspects of new construction shall be visually compatible with the buildings and environment with which the new construction is visually related:

- (1) The height, the gross volume, and the proportion between width and height of the facade;
- (2) The proportions and relationships between doors and windows;
- (3) The rhythm of solids to voids created by openings in the facade;
- (4) The materials used in the facade;
- (5) The texture inherent in the facade;
- (6) The colors, pattern and trim used in the facade; and
- (7) The design of the roof.

RESPONSE: *There are no changes related to the building. The LPC previously approved the construction of the new security guardhouse. The request is specific to the COA that requires the Applicant to return to the LPC for final review and approval of the Plan.*

(b) Existing rhythm created by existing building masses and space between them should be preserved.

RESPONSE: *There are no changes related to the building. The LPC previously approved the construction of the new security guardhouse. The request is specific to the COA that requires the Applicant to return to the LPC for final review and approval of the Plan.*

(c) The landscape plan should be sensitive to the individual building and its occupants and needs and should be visually compatible with the buildings and environment with which it is visually related.

RESPONSE: *The request is specific to the COA that requires the Applicant to return to the LPC for final review and approval of the Plan.*

(d) A new street facade should blend directionally with other buildings with which it is visually related; which is to say, when adjacent buildings have a dominant horizontal or vertical expression, that expression should be carried over in the new facade.

RESPONSE: *There are no changes related to the building. The LPC previously approved the construction of the new security guardhouse. The request is specific to the COA that requires the Applicant to return to the LPC for final review and approval of the Plan.*

(e) Architectural details should be incorporated as necessary to relate the new with the old and to preserve and enhance the inherent architectural characteristics of the area.

RESPONSE: *There are no changes related to the building. The LPC previously approved the construction of the new security guardhouse. The request is specific to the COA that requires the Applicant to return to the LPC for final review and approval of the Plan.*

EXHIBIT B
SITE HISTORY

Please provide a detailed history of all zoning-related requests applicable to this property processed on or after January 1, 1970, in chronological order, including but not limited to variances, special exceptions, site plan reviews, and existing agreements.

1. Request for Subdivision approval by Standford Florida Fund, Inc. (Cerf Ross) November 1, 1984. Request approved and Agreement with Town entered into March 12, 1985.
2. Application for Certificate of Appropriateness Number 15-91 in connection with subdivision.
3. Zoning Variance 38-91 dated May 31, 1991.
4. Application for PUD, December 20, 1991, approved by Resolution 27-92 on May 12, 1992.
5. Special Exception 11-93, filed March 12, 1993, to establish a private club. Approved. June 1, 1993.
6. Declaration of Use Agreement dated August 10, 1993 recorded in Official Record Book 7933, Page 22 of the Public Records of Palm Beach County, Florida.
7. Variance 8-94 filed March 8, 1994, approved with conditions construction of service gates and wing walls providing access from Southern Boulevard.
8. Certificate of Appropriateness 5-94, filed April 4, 1994, approval of restoration of statutes at main gate and approval of new service gates off Southern Boulevard.
9. Certificate of Appropriateness 19-94, filed July 20, 1994, approval of railings, stair rails and guardrails.
10. Certificate of Appropriateness 34-94, filed August 17, 1994, approval to replace existing pea gravel at porte cochere with interlocking pavers.
11. Certificate of Appropriateness 67-94, filed December 21, 1994, approval of Alternate "A" lighting of Southern Boulevard gate with respect to location of fixtures only.
12. January 18, 1995, approval of light style "A" for cart path and walkway to beach with proviso that shields be used to direct lighting only onto paths; approval of light style "B" for northern boundary wall; approval of light style "C" for north parking area, with a 3' hedge planted around parking area to focus light on parking area only.
13. February 15, 1995 voted to retain existing northern gate design; approval of light style "D" for northern drive off South Ocean Boulevard, on statutes at main entrance, in courtyard parking area, on

lake wall and at the Southern Boulevard entrance, with proviso that one of the fixtures in each double light be removed (with suggestions regarding wattage of style "D" fixtures).

14. Certificate of Appropriateness 12-95, filed December 15, 1995, approval to install coquina stone or faux coquina paver blocks in natural color at main entrance (replaces paving approved August 1994).

15. Certificate of Appropriateness 23-95, filed July 21, 1995, approvals for exterior alterations to garage, former staff area and courtyard landscaping.

16. Certificate of Appropriateness 32-95, filed August 16, 1995, approved Moorish star design for courtyard fountain; approval of location of plunge pool in southwest corner of courtyard with proviso that if railing and gate are required for pool, matter must return to LPC for review; also noted deletion of previously approved windows at east and west ends of garage at 2nd floor and deletion of previously approved whirlpools (2) on north side of garage/spa deck.

17. Certificate of Appropriateness 33-95, filed September 20, 1995, approval of temporary tent at pool for 2 month period and denial of tent in front yard/driveway area.

18. October 18, 1995, approval of 3 tile samples to be used at fountain and whirlpool; approval of Moorish style tent with spears to be placed at southwest corner of pool.

19. Special Exception 24-95, filed November 14, 1995, approved request to add a 5 tennis court facility with cabana, approved request to remove existing tennis court.

20. February 13, 1996, approved request to construct parking lot for additional valet parking spaces.

21. Certificate of Appropriateness 56-95, January 1, 1996, approved to establish 5 tennis courts and related tennis cabana with patio, one entry trellis and 4 open awning shelters; approval of landscape plan for tennis court project.

22. Certificate of Appropriateness 19-96, filed March 20, 1996, approval of landscaping and details relating to the establishment of approved parking area at north end; approval to resurface small courtyard at west end of former staff area.

23. Certificate of Appropriateness 24-96, filed May 17, 1996, approval to raze damaged north slat house with proviso that buffering landscape be added on west side and that additional parking be reserved for Town Council with clarification that of Town Council does not approve additional parking use, land will have to be fully landscaped with review by LPC.

24. Special Exception 19-96, filed November 20, 1996, approved three (3) changes to Declaration of Use Agreement with stipulations.

25. Certificate of Appropriateness 44-96, filed December 18, 1996, approval of construction of free-standing roof over existing L-shaped utility pad; also noted withdrawal of portion of request for lighting of landscape islands of northern parking area.
26. Certificate of Appropriateness 51-96, filed December 18, 1996, approval of landscaping plans for utility areas in north parking area; also noted withdrawal portion of request for construction of 42" wall surrounding pool equipment.
27. Certificate of Appropriateness 1-97, filed January 15, 1997, approval of facade changes to accessory structure known as Watchman's house as well as interior changes.
28. Special Exception 20-97, filed June 10, 1997, approval with conditions request to construct tennis court light system in 5 existing courts.
29. May 12, 1993, granted request for 1 year extension.
30. Certificate of Appropriateness 17-97, filed September 17, 1997, approval of restoration of 3 buildings known as "Jim's Cottages"; also, approval of revised landscape plan for areas on either side of main gate.
31. Certificate of Appropriateness 46-98, filed October 21, 1998, approval to relocate existing pump house to serve as an entry feature and guardhouse for Southern Boulevard gate, to include restoration of building.
- 32., October 20, 1999, one year extension of COA 46-98.
33. July 19, 2000, extension of COA 46-98 until October 20, 2001, under current approval COA 22-00.
34. Special Exception 9-99, filed April 20, 1999, approved with conditions cabanas, pool, deck area, snack bar, changing rooms, including condition to modify existing Declaration of Use Agreement; approved request to exclude from Club property a parcel fronting on Woodbridge conditioned upon its being joined by Unity of Title with the property to its immediate east; denied removal or modification of existing limitation to 500 club memberships; approved removal of 313 daily on-site trips, approved removal of present dining room limitation of 75 seats and imposed limit of 150 seats for dining throughout Club, except for special events.
35. July 13, 1999, accepted request to withdraw portion of application to construct a partial underground parking structure east of the proposed Pavilion and accepted request to withdraw portions of application requesting approval for proposed Pavilion and increased special event capacity to 740 persons.
36. Certificate of Appropriateness 16-99, filed July 21, 1999, approval of re-paving/changes of main driveways, circle and motor court.
37. Special Exception 24-99, filed October 13, 1999, approved with conditions events that do not exceed 600 guest while temporary tent is used with possibility cap may be raised to 700 when Pavilion

Ballroom is completed; approved December 31, 1999 event over 600 guest capacity but not to exceed 940; approval to maintain temporary tent for 7 months and each subsequent season for 6 months until Pavilion Ballroom is open at which time tent shall be removed; approved with conditions request to construct a 17,124 square feet Pavilion Ballroom.

38. November 11, 1999, Amendment of Declaration of Use 'Agreement dated November 30, 1999, recorded in Official Records Book 11492, Page 1762 of the Public Records of Palm Beach County, Florida.

39. Certificate of Appropriateness 32-99, filed February 16, 2000, approval of redevelopment of beach area, according to approved Special Exception, to include two 2-story cabanas, pool, pool deck, spa pool, fountains, stairs and ramp to lower beach.

40. Variance 1-00, filed January 11, 2000, approved with conditions request to construct a wall on north property line that is 10' high in front yard setback in lieu of 6' maximum, and 7' to 10' high in side yard and rear yard in lieu of 7' maximum allowed.

41. Certificate of Appropriateness 22-00, filed October 20, 2000, approved extension of original approval of COA 46-98.

42. Certificate of Appropriateness 11-01, filed June 20, 2001, approval to change driveway material to asphalt on north service drive and parking area and to coquina in main entry drive, as well as circular area at guest house and Porte cochere area.

43. Special Exception 3-02 regarding construction date of pavilion.

44. Second Amendment of the Declaration of Use Agreement dated September 30, 2002, recorded in Official Records Book 14327, Page 23 of the Public Records of Palm Beach County, Florida.

45. Special Exception No. 11-2004 with Site Plan Review for a kitchen to serve the Ballroom, increasing the size of the entry loggia, relocating the chiller and other matters approved April 13, 2004.

46. Special Exception 22-2004 with Site Plan Review approving driveway at ballroom.

47. Third Amendment of Declaration of Use Agree & tent dated December 13, 2004, recorded in Official Records Book 17886, Page 1415 of the Public. Records of Palm Beach County, Florida.

48. Certificate of Appropriateness 005-2017, filed January 11, 2017, approval to add a 50 foot (1,964 sq. ft.) helicopter pad including all associated site work.

49. Certificate of Appropriateness 048-2018, filed September 21, 2018, approval to add an accessory dock. The application was withdrawn on February 20, 2019.

50. Certificate of Appropriateness 009-2020 and Special Exception with Site Plan Review 20-00248 to modify a private club use by allowing the construction of a boat dock that would extend 29 feet

from the existing seawall. The proposed dock would be located on the southwest corner of the property and is intended for private family use restricted to only the Trump family. The application was withdrawn on May 13, 2020.

51. Certificate of Appropriateness COA-21-012 and Special Exception request with Site Plan Review ZON-21-021 for modifications including new landscaping and a restroom addition to the existing private club approved on December 15, 2021.

52. Certificate of Appropriateness COA-23-001 and Special Exception request with Site Plan Review ZON-23-017 Certificate of Appropriateness COA-21-012 and Special Exception request with Site Plan Review ZON-21-021 for modifications including the construction of a new security guardhouse with associated landscaping along S. Ocean Boulevard approved on May 10, 2023.

EXHIBIT C

PROPERTY INFORMATION

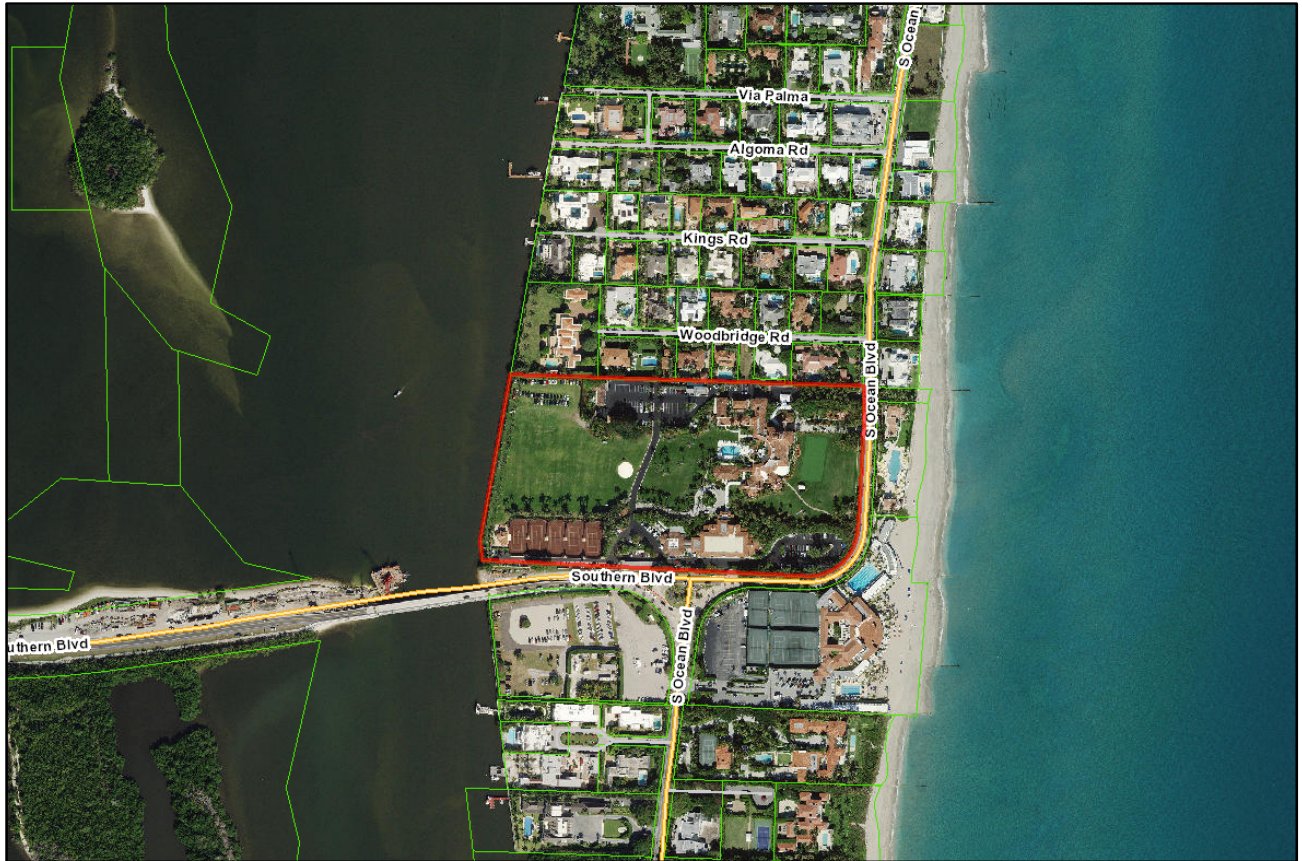


FIGURE 1 – Location map

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Acreage:	16.372 acres

EXHIBIT D

LEGAL DESCRIPTION

BEING ALL THAT PART OF THE NORTH 610.00 FEET OF THE SOUTH 1170.00 FEET OF GOVERNMENT LOT 2 OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, IN THE TOWN OF PALM BEACH, PALM BEACH COUNTY, FLORIDA, LYING WEST OF OCEAN BOULEVARD (STATE ROAD A1A) RIGHT OF WAY AND MORE PARTICULARLY DESCRIBED AS FOLLOWS TO-WIT:

BEGINNING AT A POINT OF THE WEST FACE OF AN EXISTING SEAWALL ON EAST SHORE OF LAKE WORTH, WHICH POINT IS 560.00 FEET NORTH OF, MEASURED AT RIGHT ANGLES, TO THE SOUTH LINE OF GOVERNMENT LOT 2 OF SAID SECTION 35; THENCE NORTH 6°09'22" WEST ALONG THE WEST FACE OF SAID SEAWALL FOR A DISTANCE OF 77.32 FEET; THENCE NORTH 10°23'23" EAST ALONG THE WEST FACE OF SAID SEAWALL FOR A DISTANCE OF 539.50 FEET TO A POINT IN THE SOUTH LINE OF BINGHAM-COPP TRACT, A SUBDIVISION RECORDED IN PLAT BOOK 18, PAGE 6, PALM BEACH COUNTY PUBLIC RECORDS; THENCE RUN SOUTH 88°12'07" EAST ALONG THE SOUTH LINE OF SAID BINGHAM-COPP TRACT FOR A DISTANCE OF 1134.10 FEET TO A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF OCEAN BOULEVARD (STATE ROAD A1A); THENCE RUN SOUTH 0°09'07" EAST FOR A DISTANCE OF 82.59 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1412.69 FEET AND A CENTRAL ANGLE OF 3°03'00" FOR A DISTANCE OF 75.20 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 2°53'53" WEST FOR A DISTANCE OF 176.28 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2968.36 FEET AND A CENTRAL ANGLE OF 2°27'30" FOR A DISTANCE OF 127.36 FEET TO A POINT OF COMPOUND CURVATURE; THENCE CONTINUE SOUTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 158.68 FEET AND A CENTRAL ANGLE OF 86°26' 30" FOR A DISTANCE OF 239.40 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 88°12'07" WEST ALONG THE NORTH LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) FOR A DISTANCE OF 1040.43 FEET TO THE POINT OF BEGINNING, CONTAINING 16.3760 ACRES, OR LESS;

AND

TOGETHER WITH AN EASEMENT FOR THE USE OF THE TUNNEL UNDER SOUTH OCEAN BOULEVARD (STATE ROAD A1A) AS DESCRIBED IN THAT CERTAIN QUIT CLAIM EASEMENT DEED RECORDED IN OFFICIAL RECORD BOOK 2327, PAGE 1970 OF THE PALM BEACH COUNTY PUBLIC RECORDS;

AND

BEING THE SOUTH 358.00 FEET OF THE NORTH 403.00 FEET OF THE SOUTH 1170.00 FEET OF GOVERNMENT LOT 2, SECTION 35, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF OCEAN BOULEVARD (STATE ROAD A1A) AS NOW LAID OUT AND IN USE; TOGETHER WITH ALL RIPARIAN AND LITTORAL RIGHTS, IF ANY, THEREUNTO APPERTAINING.