



TOWN OF PALM BEACH
Planning, Zoning & Building Department
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PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Landmarks Preservation Commission

FROM: Wayne Bergman, MCP, LEED-AP, 
Director PZ&B

SUBJECT: COA-24-0007 1100 South Ocean Boulevard | MAR-A-LAGO

MEETING: JULY 17, 2024, LPC

COA-24-0007 1100 S OCEAN BLVD (MAR-A-LAGO). The applicant, Shawn McCabe on behalf of Mar-a-Lago Club Inc., has filed an application requesting a Certificate of Appropriateness for the review and approval of a revised landscape plan to comply with a condition of approval of COA-23-001.

Applicant: Shawn McCabe / Mar A Lago Club, Inc.
Professional: Environmental Design Group
Representative: Roger Ramdeen

HISTORY:

The subject property was designed by Wyeth, Marion Sims & Urban and constructed in 1923. The property was designated as a Landmark on July 11, 1979, and is on the National Register of Historic Places.

At the February 17, 2023, LPC meeting, COA-23-001 was approved for the construction of a new one-story guardhouse with the condition that the revised landscape plan would be reviewed by the National Trust and should return to LPC. The subject COA was submitted to fulfill this condition of approval.

THE PROJECT:

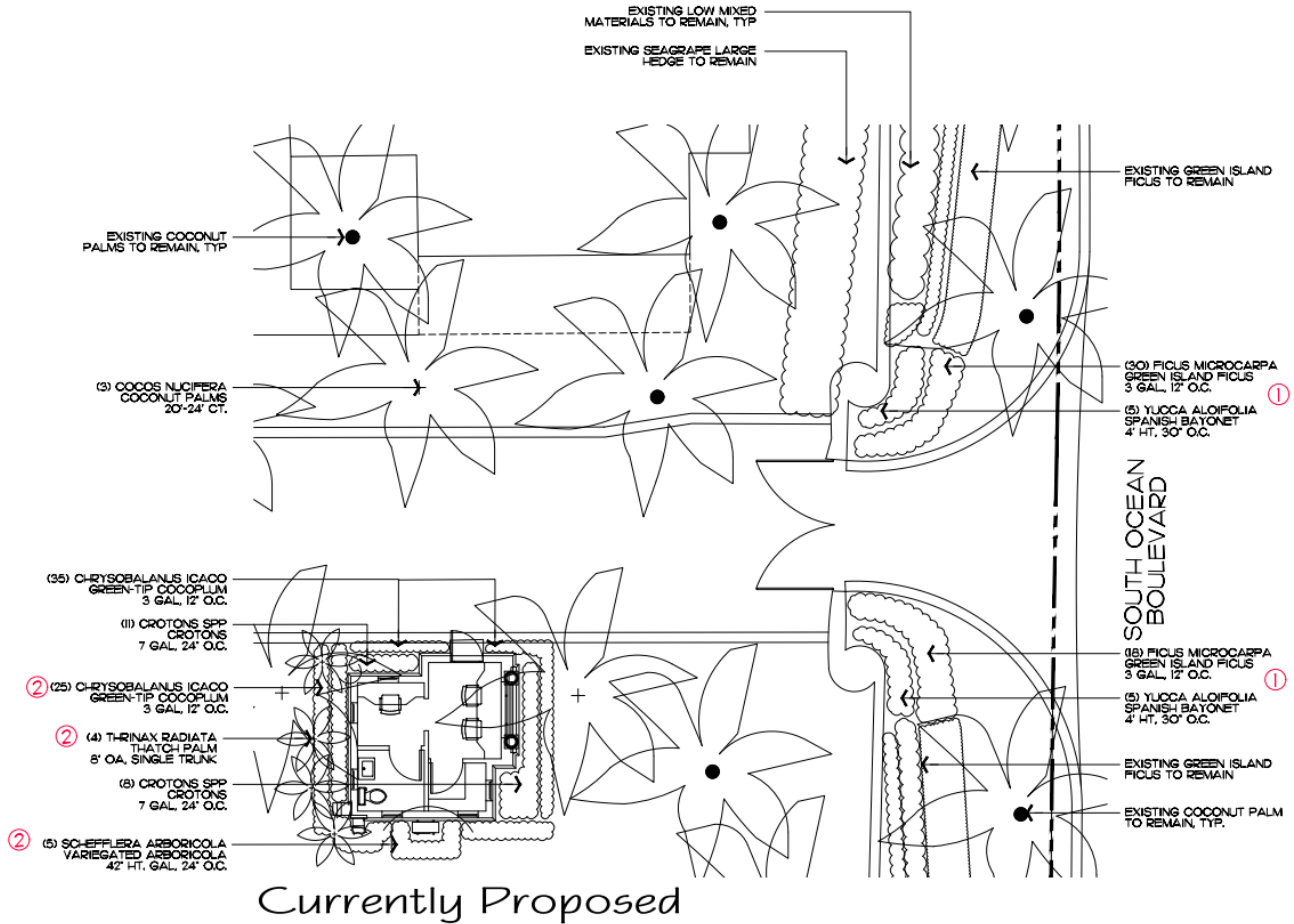
The applicant has submitted plans, entitled "MAR-A-LAGO 1100 South Ocean Blvd. Palm Beach FLORIDA", as prepared by **Environmental Design Group**, received by the Town on June 7, 2024.

The following is the scope of work for the Project:

- Landscaping associated with the previously approved guard house

STAFF ANALYSIS

The application is seeking a Certificate of Appropriateness to comply with the condition of approval for the guard house. The landscape plan proposes coconut and thatch palms. The selection of shrubs includes green tip cocoplum, crotons, green island ficus, variegated arboricola, and Spanish bayonet. The landscaping is arranged at the entrance of the property from South Ocean Boulevard (east side) and along the perimeter of the new guard house.



Proposed Street View Looking South w/ Gate Open

| Site Data | | | |
|-----------------------------|---------------------------------------|-----------------------------|-------------------|
| Zoning District | R-AA | Future Land Use | PRIVATE GROUP USE |
| Designation | 07/11/1979 | Architect/Builder: | Wyeth |
| Lot Area | 16.372 Acres (714,492 SF) | Year of Construction | 1923 |
| Landscape Open Space | Existing: 60.42%% Proposed: 60.36% | | |

| Surrounding Properties / Zoning | |
|---------------------------------|--|
| North | 1094 South Ocean Boulevard / R-A |
| South | 1170 South Ocean Boulevard - Bath & Tennis Club / R-AA |
| East | 1100 South Ocean Boulevard - Mar-A-Lago / R-A |
| West | Lake Worth Lagoon |

Claire Jones, on behalf of the National Trust for Historic Preservation, provided conceptual approval of the guardhouse landscaping subject to following conditions:

- a) *No changes will be made to the Critical Features (Main Entrance Gate and Drive, Perimeter Wall, Property Manager's Complex, Open Vistas).*
- b) *No currently existing coconut palms or other landscaping plants will be removed (excluding turf).*
- c) *Three coconut palms that have been removed on the north and south sides on the Main Entrance Drive, as observed and documented by National Trust staff on May 29, 2024, must be replaced in-kind in the previous locations.*
- d) *Screening landscaping at the Main Entrance Gate will not block views of the Mansion or Manager's Complex from the public right-of-way.*
- e) *The National Trust must review the complete final project plans after local approval is received. Any changes to the location, size, scale, color, architectural features, or landscaping of the guardhouse project will require further review and approval.*

Based on this information, staff recommends that LPC considers incorporating a condition of approval that requires compliance with the National Trust for Historic Preservation's review and any of their conditions.

CONCLUSION:

The application is presented to the Commission to consider whether all the criteria in Sections 54-122 and 54-123 have been met. Approval of the project will require one (1) motion to be made by the Landmarks Preservation Commission:

- (1) for the overall design of the project in accordance with aforementioned criteria, subject to any imposed conditions.