



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

TO: LPC Chairperson and Members

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

SUBJECT: COA-23-001 (ZON-23-017) 1100 S OCEAN BLVD | MAR A LAGO

MEETING: FEBRUARY 17, 2023

COA-23-001 (ZON-23-017) 1100 S OCEAN BLVD—MAR A LAGO (COMBO). The applicant, Mar A Lago Inc., has filed an application requesting a Certificate of Appropriateness review and approval for the construction of a new one-story approximately 250 SF guardhouse to a Landmarked structure. This is a combination project that shall also be reviewed by Town Council as it pertains to zoning relief/approval.

Applicant: Mar A Lago Club, Inc.
Professional: Rick Gonzalez, AIA/Reg Architects Interiors Planners
Representative: Harvey E. Oyer, III

HISTORY:

Mar A Lago 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. A previous application for a landscape buffer along the east side of the property was approved by LPC in 2021.

Landscape improvements facing the right-of-way were recently reviewed and approved by the LPC at the September 21, 2022 meeting, pursuant to COA-22-046, including the removal of the Australian Pines and other vegetation at the site and new replacement plantings. Additionally, a 380 SF addition (restrooms) to the Post Ballroom was reviewed and approved at the November 17, 2021 LPC meeting, pursuant to COA-21-012 (ZON-21-021).

The current application for the construction of a new guardhouse was reviewed by the LPC at the January 2023 meeting. The item was deferred to the February meeting, and the applicant was instructed to provide perspective detailed renderings illustrating the impact of the new guardhouse from S Ocean Boulevard. There was also discussion regarding the overall selected location of the guardhouse.

THE PROJECT:

The applicant has submitted plans, entitled "Mar-A-Lago Club 1100 South Ocean Boulevard PROPOSED GUARDHOUSE PAVILION", as prepared by **REG Architects Interiors Planners** dated January 30, 2023.

The following is the scope of work for the Project:

- Construction of a new guardhouse along the main entry drive off South Ocean Boulevard

| Site Data | | | |
|------------------------------|---------------------------------------------------------|----------------------|---------------------------|
| Zoning District | R-AA | Lot Size (SF) | 16.372 Acres (714,492 SF) |
| District: | Large Estate | Designated: | 1979 |
| Year of Construction: | 1923 | Architect: | Wyeth |
| Landscape Open Space | Existing: 60.42%% Proposed: 60.36% Permitted 50 % | | |
| Surrounding Properties | | | |
| North | Mar-A-Lago | | |
| South | S Ocean Blvd Bath & Tennis Club | | |
| East | S Ocean Blvd Mar-A-Lago | | |
| West | Lake Worth Lagoon | | |

STAFF ANALYSIS

The application is presented to the Commission to consider whether all the criteria in section 54-122 have been met.

The application requests the construction of a new approx.. 232 SF guardhouse along the main entry drive off South Ocean Boulevard. The new Guardhouse Pavilion is requested for the security personnel at Mar-a-Lago and is located approximately 31' west of the main gate, and 52' from the east property line fronting South Ocean Boulevard.

The design borrows architectural components from the existing Landmarked building and related outbuildings, featuring a clay barrel tile roof, Dominican Coquina cast stone cladding, stucco, and aluminum windows and doors. The applicant has submitted letters from the US Secret Service and the National Trust for Historic Preservation, provided on Sheet 9 of the architectural plan set. Per LPC's request at the January meeting, additional perspective renderings have been included in the revised plans.

Although a combination project, approval of the project will require only one motion to be made by the Commission: (1) for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions. Town Council will review the site plan at a future meeting date.

WRB: JGM: JRH