



TOWN OF PALM BEACH
Planning, Zoning & Building Department
360 South County Road
Palm Beach, FL 33480
(561) 838-5431 • www.townofpalmbeach.com

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Town Council Development Review

TO: Mayor and Town Council

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

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

MEETING: MARCH 15, 2023

ZON-23-017 (COA-23-001) 1100 S OCEAN BLVD—MAR A LAGO (COMBO)—SPECIAL EXCEPTION WITH SITE PLAN REVIEW. The applicant, Mar A Lago Inc., has filed an application requesting Town Council review and approval for a Special Exception with Site Plan Review for modifications to a private club Special Exception Use including the construction of a new one-story approximately 250 SF guardhouse to an existing Landmarked structure. The Landmarks Preservation Commission will perform the design review.

LPC NOTICE:

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 was 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. 380 SF addition (restrooms) to the existing Post Ballroom, and new planting beds was reviewed and approved at the November 17, 2021 LPC meeting, pursuant to COA-21-012 (ZON-21-021).

The project was approved at the February 17, 2023 LPC meeting.

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 232 SF guardhouse along the main entry drive off of South County Road.

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 proposal for the construction of a new 232 SF guardhouse along the main entry drive off of South County Road. The new 1 Guardhouse Pavilion is for protection of security personnel at Mar-a-Lago main gate as requested by Secret Service and with preliminary approval from National Trust. It is located approximately 31'-0" to the west of the main gate. The proposed guardhouse is located just north of and outside of the historic vista.

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.

WRB:JGM