

**REG**  
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Planners



**Rick Gonzalez, AIA**  
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West Palm Beach, FL 33401  
(561) 659-2383 phone  
www.regarchitects.com



**MAR-A-LAGO  
GUARDHOUSE  
PAVILION**  
1100 S. OCEAN BLVD  
PALM BEACH, FL

NO. DATE DESCRIPTION

DATE 02/28/22  
SCALE AS NOTED  
DRAWN VD  
CHECKED RG  
REG # 21014

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**SITE PLAN  
LOCATION**



SITE PLAN LOCATION  
1"=100'





GUARDHOUSE CONTEXT VIEW  
NTS



KEY MAP



GUARDHOUSE SITE DETAIL  
SCALE 1"=30'



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**PROPOSED ENTRY  
GUARDHOUSE  
SITE PLAN LOCATION**





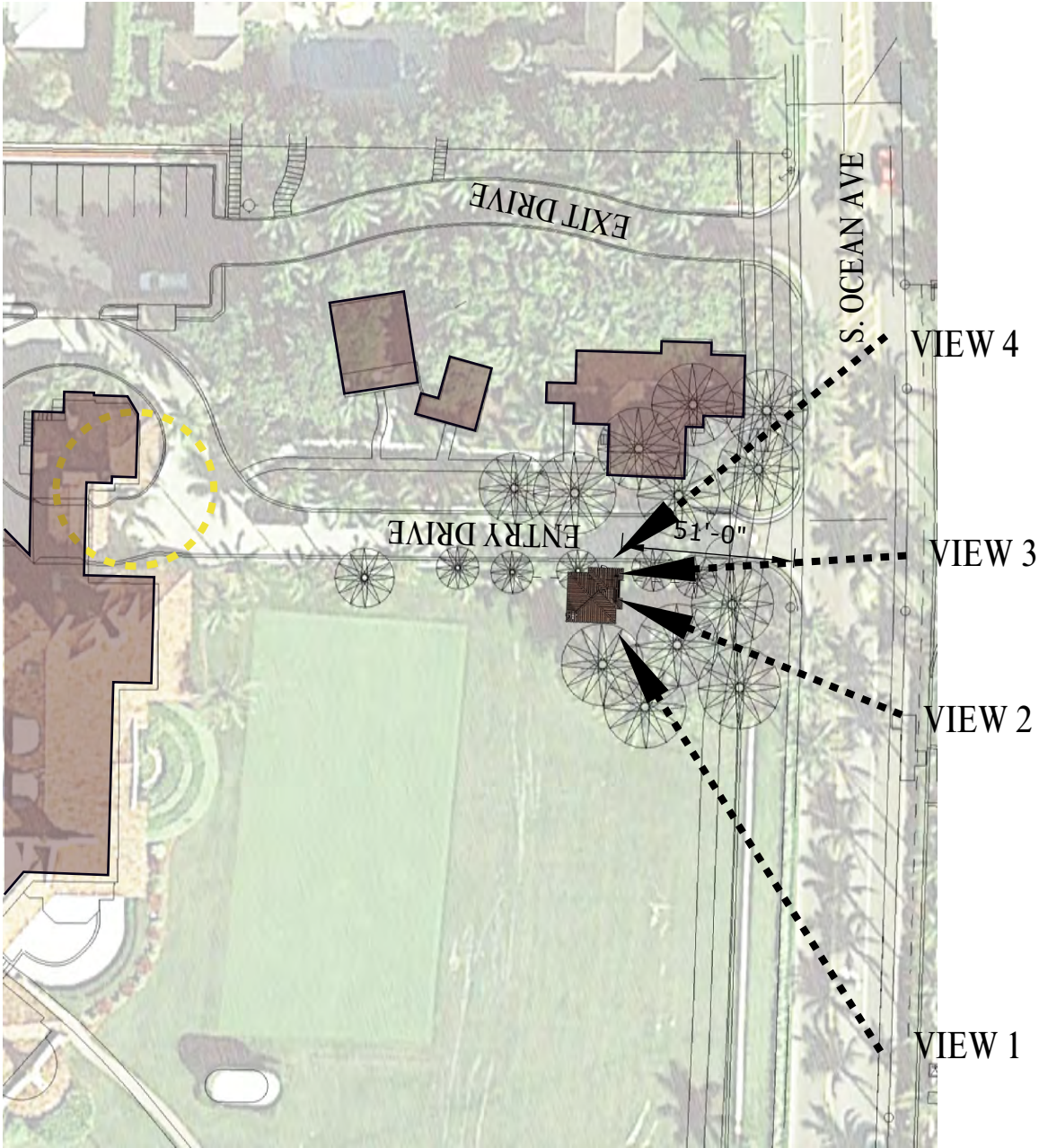
VIEW 1



VIEW 2



VIEW 3



PROPOSED BUILDING LOCATION  
NOT VISIBLE FROM S. OCEAN BLVD.



VIEWS KEY MAP  
1"=60'



VIEW 4

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PROJECT LOCATION  
VIEWS FROM S. OCEAN



















SECRET SERVICE LETTER



UNITED STATES SECRET SERVICE

Palm Beach, FL 33480

Kelli Gibson  
Manager - Easement Program  
National Trust for Historic Preservation

February 15, 2022

Dear Ms. Gibson,

The Presidential Protection Assistance Act of 1976, Public Law 94-524, subsection 3(a) provides that each protectee of the U.S. Secret Service (hereinafter "USSS") may designate one (1) non-Governmental property to be fully secured by the USSS on a permanent basis. Such security features and enhancements include installation of intrusion detection systems, physical postings to verify and screen any authorized visitors, and certain equipment to mitigate a variety of threats.


On January 11, 2021, President Donald J. Trump executed an agreement with the USSS whereby he declared The Mar a Lago Club, located at 1100 South Ocean Boulevard, Palm Beach FL 33480, to be his family's one (1) non-Governmental property and thus fully secured by the USSS on a permanent basis. Furthermore, the agreement detailed that President Trump authorized "personnel of the Secret Service to act as my agents or persons lawfully in charge of these properties for the purposes of enforcing state or local trespass and other laws, forbidding individuals from entering or remaining upon these properties, and ordering trespassers to leave these properties."

As part of the security plan for The Mar a Lago Club, all guests are name checked, identification is verified, and all visitors consent to a search of their persons, vehicles, and belongings. The most often used access point for The Mar a Lago Club membership and guests is the main gate of The Mar a Lago Club near South Ocean Boulevard. Both the USSS and contracted Mar a Lago Club Security utilize this position to perform the access control and screening function of the USSS security plan.

To fulfill and enhance this mission, the USSS respectfully requests consideration for an exemption to existing historical landmark restrictions so that a security booth may be constructed proximal to the main gate. The Mar a Lago Club would contract for construction of the security booth so that it closely resembles other buildings and dwellings at The Mar a Lago Club. However, the USSS would install additional security features (armor, ballistic glass, communication equipment, etc.) inside the security booth for it to serve as a suitable defensive position in the event of a coordinated attack at the main gate or from South Ocean Boulevard.

Similar security booths are utilized at all the living Former Presidential residences. Most specifically, similar security booths are utilized at the residence of Former President Jimmy Carter, whose home is part of the Jimmy Carter National Historic Park (U.S. National Register of Historic Places) and the deed to the home has been granted to the National Park Service. Thank you for your consideration of this request and please do not hesitate to contact me if I can provide any additional details or justification.

Respectfully Submitted,

  
Sean M. Curran  
Special Agent in Charge  
U.S. Secret Service  
Trump Protective Division  
Senn.Curran@uss.s.dhs.gov  
Cell: 202-870-1266

NATIONAL TRUST LETTER



Sent via email to [vlad@regarchitects.com](mailto:vlad@regarchitects.com)

September 1, 2022

Mr. Vlad Dumitrescu, AIA, LEED AP  
REG Architects, Inc.  
120 South Olive Ave, Ste. 210  
West Palm Beach, FL 33401

RE: Mar-a-Lago (Palm Beach, FL) – Guardhouse Conceptual Approval

Dear Mr. Dumitrescu,

This letter is in response to the revised plans provided to the National Trust for Historic Preservation ("National Trust") on August 26, 2022, regarding the proposed construction of a guardhouse at the S. Ocean Boulevard entrance at Mar-a-Lago. This request is made pursuant to the 1995 Deed of Conservation and Preservation Easement ("Easement") that protects Mar-a-Lago. As requested in our previous correspondence, thank you for providing additional details regarding the design and location of the proposed structure so that the National Trust can evaluate its design and impact on Critical Features.

The National Trust has reviewed your proposal under Paragraphs 5.2(a) and 5.2(b) "Conditional Rights Requiring Approval by Grantee" and Paragraph 6 "Review of Grantor's Proposals" of the Easement, applying the *Secretary of the Interior's Standards for Rehabilitation* ("Secretary's Standards").

As you know, Exhibit B of the Easement describes Mar-a-Lago's Critical Features. The following Critical Features would be potentially physically or visually impacted by the construction of a guardhouse at the S. Ocean Avenue entrance to the Property:

- 1. Main Entrance Gate.** The Gate is a double wood spindled, two-leaf gate which opens inward. The masonry is covered with Spanish tiles and is lighted by two wrought-iron figures holding torches.
- 2. Perimeter Wall.** A stucco wall extends on the property line from Lake Worth to the west and around the Southern Boulevard curve (with gates) to a terminus at the east center of the Mansion. The wall re-continues to the north, passes through the Main Entrance Gate, is interrupted by the Property Manager's Complex and runs to the service entrance gate at the north property line. The seawall is not a Critical Feature but it shall be maintained in substantially the same size, color, and durability to retard erosion from Lake Worth.
- 3. Main Entrance Drive.** The main drive is perpendicular and west of South Ocean Boulevard, one hundred feet from the north property line. It is approximately fourteen feet wide, bordered on both sides with concrete curbs and lined with coconut palms. The driveway circles around a guest structure through a porte-cochere to the primary entrance to the Mansion at its north façade.

The Watergate Office Building, 2600 Virginia Avenue, NW, Suite 1100, Washington, DC 20037  
t: 202.588.6000 f: 202.588.6008 [www.savingplaces.org](http://www.savingplaces.org)

Mr. Vlad Dumitrescu, AIA, LEED AP  
Mar-a-Lago (Palm Beach, FL) – Guardhouse Conceptual Approval  
Page 2 of 2

- 4. Property Manager's Complex.** To the north of the main entrance drive, the property manager's grouping consists of a residence, detached garage, and ancillary building, all of which are one-story, stucco, with clay barrel tile roofs.
- 7. Open Vistas.** An open vista to the east overlooks the property to Ocean Boulevard from the Mansion. An open vista to the west extends from the Mansion down and across a grassed area of approximately 250 feet in width to view Lake Worth.

Under the terms of the March 21, 1995, Deed of Conservation and Preservation Easement, the National Trust conceptually approves the construction of a guardhouse at the S. Ocean Boulevard entrance at Mar-a-Lago, in substantial conformity with the revised drawings dated August 16, 2022, and subject to the following conditions:

- a) No alterations to the concrete curbs or coconut palms of the Main Entrance Drive will be made.
- b) The National Trust must review the final project plans after local approval is received. Any changes to the location, size, scale, color, and architectural features of the proposed guardhouse must be submitted to the National Trust for further review and approval.
- c) The National Trust must review proposed landscaping for the structure to ensure that proper vegetative screening will be installed as it relates to the visual impacts on the Mansion.

This letter reflects the National Trust's determination that the project as proposed would conceptually comply with the terms of the Easement. Please understand that this letter does not constitute an agreement or obligation by the National Trust to provide our final approval until we review the additional details as outlined above.

If you have any questions or comments regarding this conceptual approval, please feel free to contact me. I can be reached at (202) 588-6159 or [cjones@savingplaces.org](mailto:cjones@savingplaces.org).

Sincerely,



Claire Jones  
Associate Director, Easement Program

cc Rick Gonzalez, AIA, REG Architects, Inc.  
Shawn McCabe, Senior Vice President of Operations, Trump Florida Properties

Encl. 1. August 26, 2022 Submission from Vlad Dumitrescu

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SUPPORTING  
DOCUMENTS



EXHIBIT B with highlighted items included in the National Trust for Historic Preservation approval letter (see Sheet 2/14 for location of the highlighted items)

ORB 8691 Ps 795

EXHIBIT B  
TO  
CONSERVATION AND PRESERVATION EASEMENT  
FROM  
DONALD J. TRUMP  
TO  
NATIONAL TRUST FOR HISTORIC PRESERVATION  
IN THE UNITED STATES

CRITICAL FEATURES OF MAR-A-LAGO

The following Critical Features of Mar-a-Lago are described narratively below and graphically in Exhibits B-1, B-2, and B-3, a site drawing of exterior Critical Features and floor plans of interior Critical Features, following the narration.

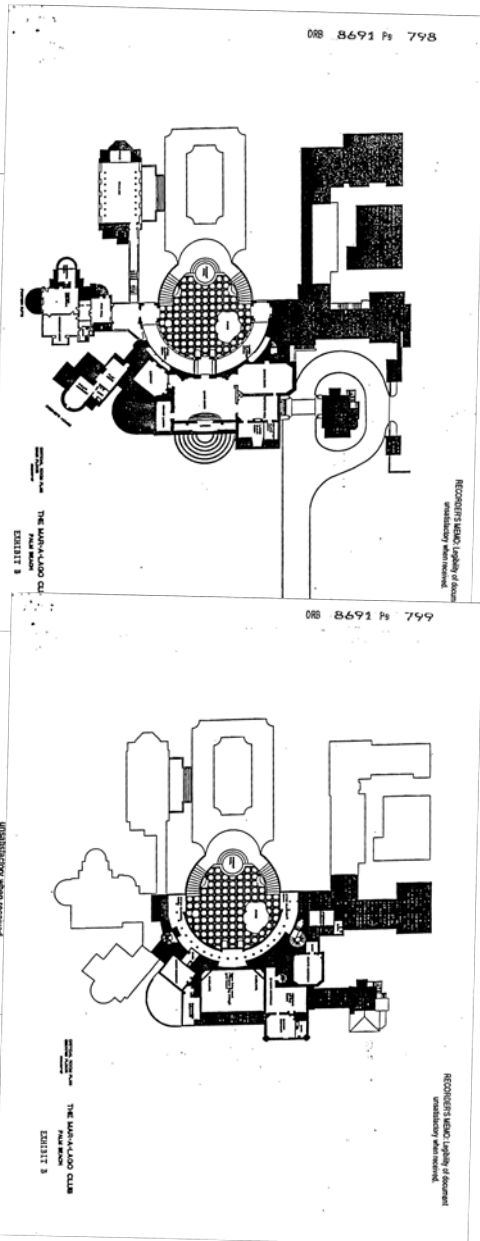
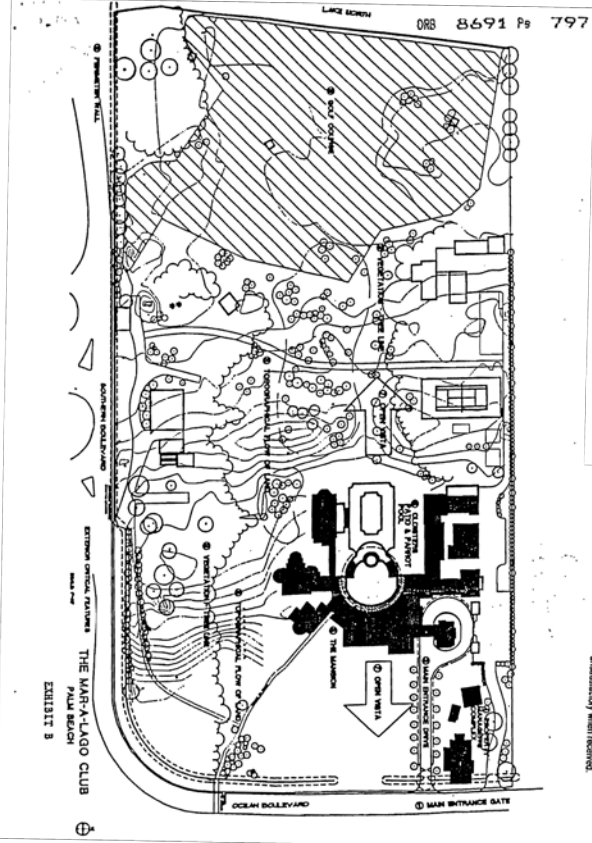
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- 2. Perimeter Wall.** A stucco wall extends on the property line from Lake Worth to the west and around the Southern Boulevard curve (with gates) to a terminus at the east center of the Mansion. The wall re-continues to the north, passes through the Main Entrance Gate, is interrupted by the Property Manager's Complex and runs to the service entrance gate at the north property line. The seawall is not a Critical Feature but it shall be maintained in substantially the same size, color, and durability to retard erosion from Lake Worth.
- 3. Main Entrance Drive.** The main drive is perpendicular and west of South Ocean Boulevard, one hundred feet from the north property line. It is approximately fourteen feet wide, bordered on both sides with concrete curbs and lined with coconut palms. The driveway circles around a guest structure through a porte-cochere to the primary entrance to the Mansion at its north facade.
- 4. Property Manager's Complex.** To the north of the main entrance drive, the property manager's grouping consists of a residence, detached garage, and ancillary building, all of which are one-story, stucco, with clay barrel tile roofs.
- 4.1 Doors and Windows.** The doors and windows of the Property Manager's Complex to be included as part of the Critical Features are identified in the Baseline Documentation.

- 28 -

ORB 8691 Ps 796

- 5. The Mansion.** The exterior walls, roof, carvings, columns, tiles and overall envelope of the main house, including without limitation also the exterior of the pavilion and staff housing/kitchen/service wings and connecting passageways, the porte-cochere and connected guest house, and the service garage adjacent to the service wing, referred to herein as the Mansion, are the single most important Critical Features.
- 5.1 Doors and Windows.** The doors and windows of the Mansion to be included as part of the Critical Features are identified in the Baseline Documentation.
- 6. Cloisters, Patio and Parrot Pool.** The Cloisters, Patio and Parrot Pool located adjacent and west of the Mansion are integral accessories to the Mansion.
- 7. Open Vistas.** An open vista to the east overlooks the property to Ocean Boulevard from the Mansion. An open vista to the west extends from the Mansion down and across a grassed area of approximately 250 feet in width to view Lake Worth.
- 8. Topographical Flow of Land.** The land flows generally from a high point around the main house at an elevation of approximately 15 feet to a low point of 4 feet along the bulkhead line at Lake Worth.
- 9. Vegetation, Tree Lines and Golf Course.** The basic quantity and quality of vegetation and tree lines are Critical Features. Alteration and relocation of the fairways, tees, and greens on the golf course west of the Mansion are permitted, although the open vista provided by the presence of the golf course is a Critical Feature.
- 10. Mansion Rooms.** The walls, floors, ceilings and physically-attached structures of the following rooms in the Mansion are Critical Features: (a) Entrance Hall, (b) Gentleman's Cloak Room, (c) Ladies' Cloak Room, (d) Living Room, (e) Dining Room, (f) Loggia, (g) Monkey Loggia, (h) Library, (i) Play Room in "Deenie's House", (j) Child's Bedroom and Bathroom, (k) Pine Hall in Master Suite, (l) Master Bedroom, (m) Master Bathroom, (n) Master Dressing Room, (o) Pavilion, (p) American Bedroom, (q) Adams Bedroom, (r) Venetian Sitting Room, (s) Spanish Bedroom, (t) Portuguese Bedroom (u) Dutch Bedroom, (v) upper and lower cloisters, (w) north and south second floor corridors and overlooks, (x) all stairways, (y) the Norwegian Room and associated bath in the Master Suite and (z) anterooms, vestibules, and corridors which connect the aforementioned rooms with each other or with upper or lower cloisters as depicted in the Critical Room Plan attached as part of this Exhibit B.
- 10.1 Light Fixtures.** The light fixtures to be included as part of the Critical Features are identified in the Baseline Documentation. Grantor and Grantee herein agree that if any of the said light fixtures are destroyed or substantially destroyed by involuntary, unexpected casualty, notwithstanding any other provision in this Easement to the contrary Grantor may replace said light fixtures at Grantor's discretion after consultation with Grantee.

- 29 -



National Trust Approval Letter Paragraphs and Narrative Response  
to Town of Palm Beach First Submittal Review Comments item 2g



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The proposed building is not affecting the Main Entrance Gate and is located 35' away as indicated in the site plans.

The proposed building has no impact on the Perimeter Wall and is located minimum 35' away.

The proposed building is located South of the Main Entrance Drive and will preserve existing the curb and paving

The project is located on the South side of the drive not affecting the existing building of the Property Manager's Complex. The proposed Sewer, Water and Electrical connections indicated will be tunneled under the existing drive without removal of the paving.

The National Trust requested the additional "before and after" composite image on sheet 8 to determine the effect of the proposed building to the Open Vistas East corridor and approved its location as submitted. The proposed location between the existing palm trees lining the edge of the Main Drive was designed to avoid an effect on the Open Vistas East.

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GUARDHOUSE  
PAVILION  
1100 S. OCEAN BLVD  
PALM BEACH, FL

NO. DATE DESCRIPTION

DATE 02/28/22  
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SUPPORTING  
DOCUMENTS  
EXHIBIT B

10 of 14

COA-23-001 (ZON-23-017)  
01/30/2023 FINAL SUBMITTAL





MAR A LAGO KEY AERIAL VIEW



CLOSE UP



MAIN BUILDING AND ACCESS DRIVE NORTH (NOT HISTORIC)



MAIN BUILDING DETAILS AND FINISHES



DORIAN STONE

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HISTORIC BUILDINGS  
CONTEXT





MAR A LAGO KEY AERIAL VIEW

ADDITIONS STYLING OPTIONS  
COMPATIBLE TO HISTORIC BUT DIFFERENT  
DOMINICAN COQUINA CAST STONE VS CARVED STONE  
SIMPLIFIED CAST STONE ROPE WINDOW AND DOOR SURROUND  
ALUMINUM WINDOWS  
SIMPLIFIED CHIMNEY DESIGN NO ORNAMENTS  
SIMPLIFIED METAL WORK AND FIXTURES



LARGE BALLROOM



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REFERENCE  
LARGE BALLROOM





MAR A LAGO KEY AERIAL VIEW

TENNIS PAVILION  
MAIN WINDOW SURROUND



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REFERENCE  
TENNIS PAVILION





BEACH BUILDINGS  
DOMINICAN COQUINA  
CAST STONE



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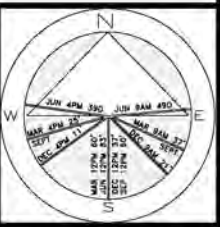
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REFERENCE  
BEACH BUILDINGS



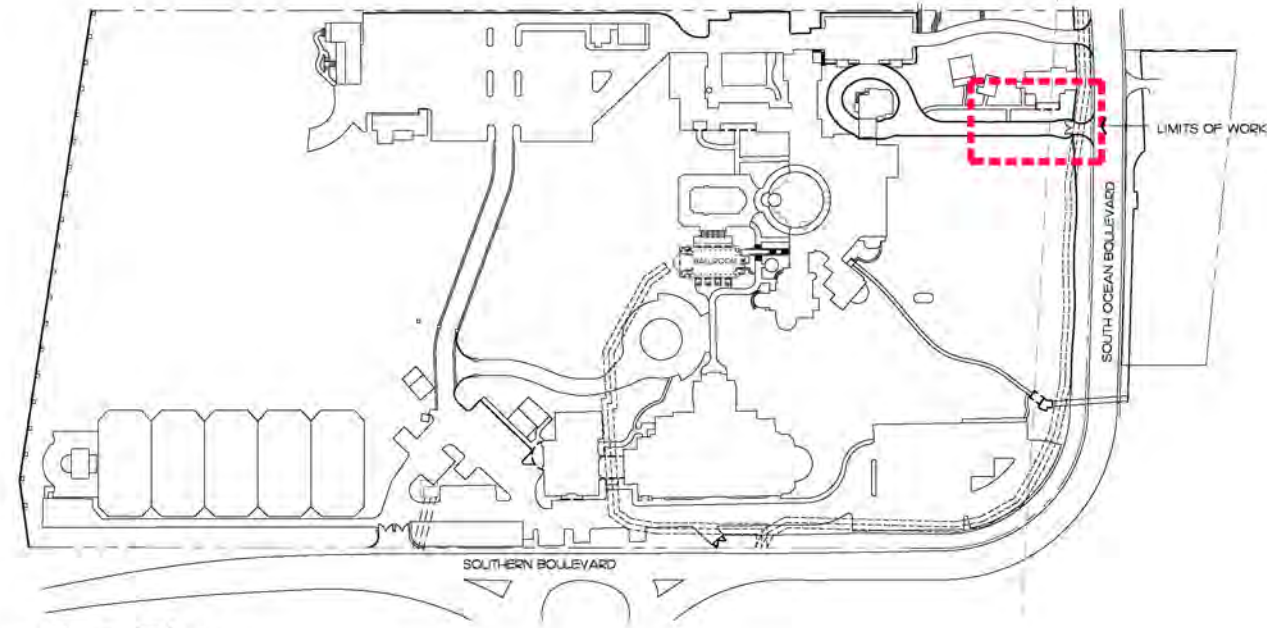


JOB NUMBER: # 22266.00 LA  
DRAWN BY: /rick Paoletti  
DATE: 01.30.2023

COA-23-001 (ZON-23-017)  
01/30/2023 FINAL SUBMITTAL

SHEET L1.0

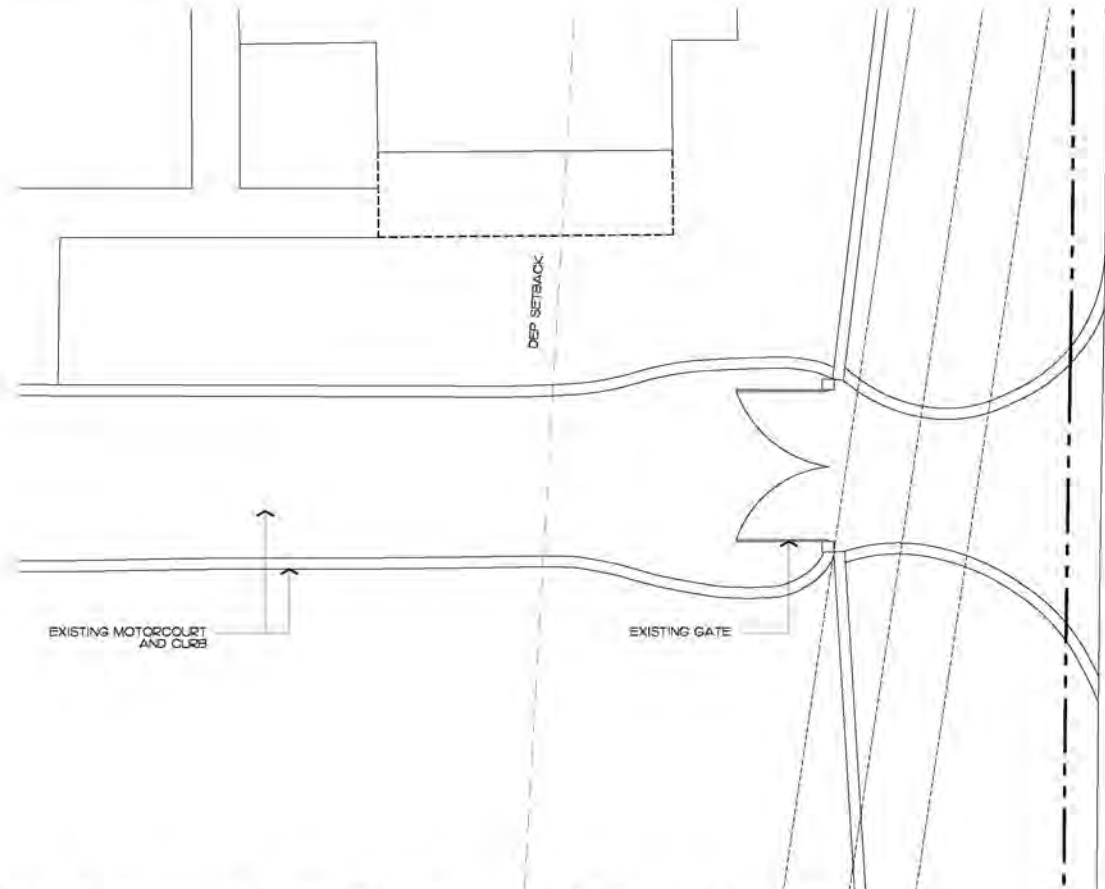
AREA IN SQ. FT.



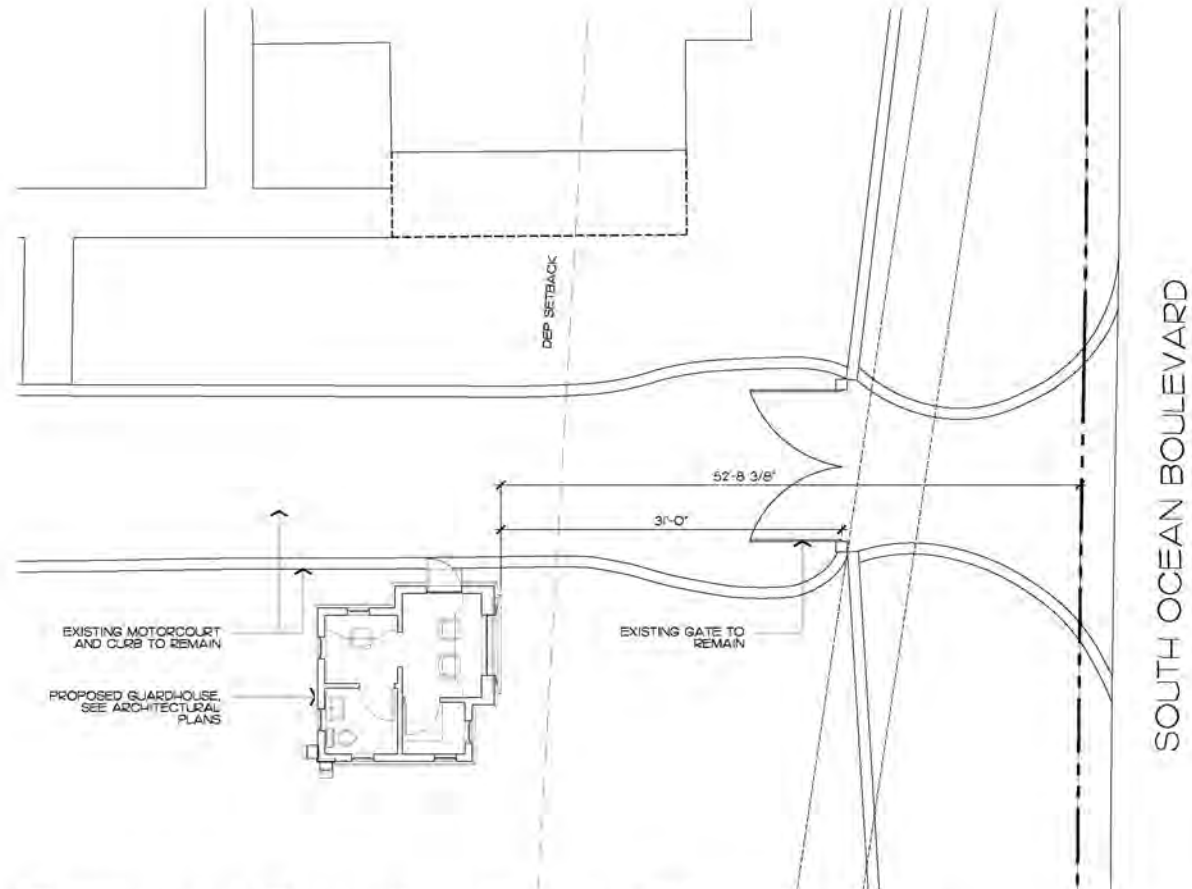
Site Plan  
SCALE: 1" = 1000'

## Site Requirements

DESCRIPTION	REQUIRED	EXISTING	PROPOSED
LOT ZONE	R-AA LARGE ESTATE RESIDENTIAL	R-AA LARGE ESTATE RESIDENTIAL	R-AA LARGE ESTATE RESIDENTIAL
LOT AREA	714,492.00 S.F.	714,492 S.F.	714,492 S.F.
OPEN / PERMEABLE SPACE	MINIMUM 50% 357,246 S.F.	60.42% 431,320.00 S.F.	60.36% 431,267.37 S.F.
FRONT YARD LANDSCAPE	MINIMUM 45% OF FRONT YARD 3,340.0 S.F.	86.32% 15,999 S.F.	86.32% 15,999 S.F.

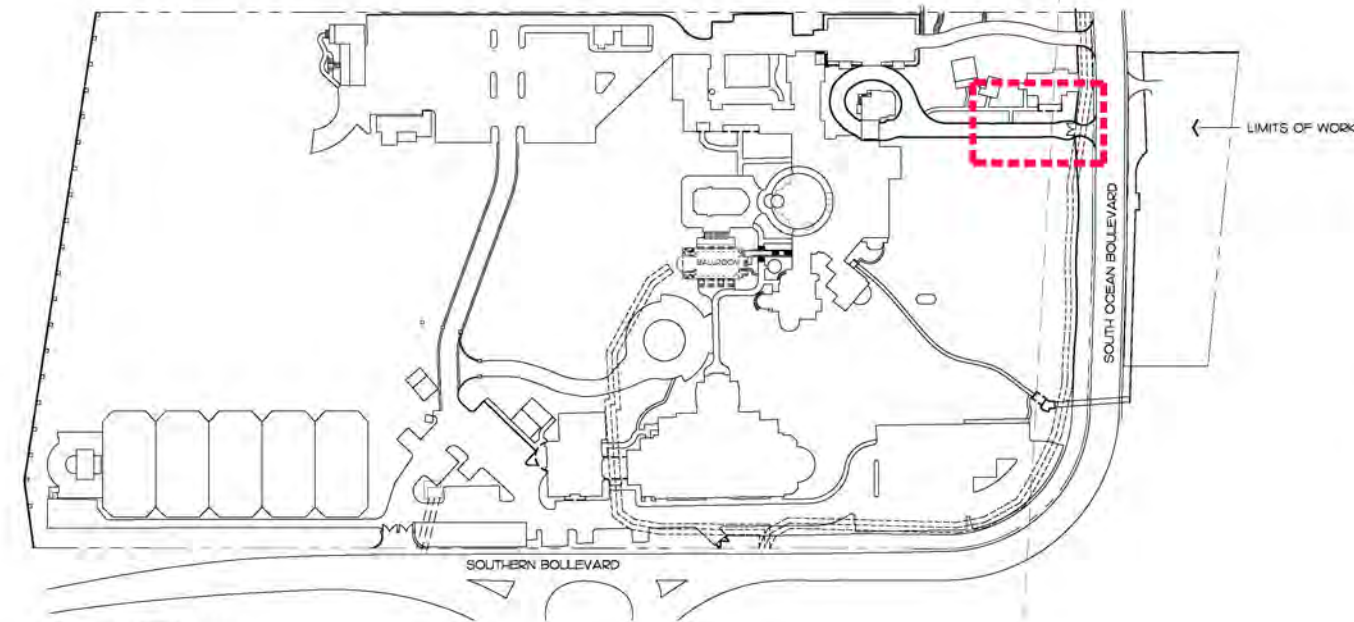


Existing Conditions - Limits of Work  
SCALE: 1/8" = 1'



Proposed Guardhouse - Limits of Work  
SCALE: 1/8" = 1'





Site Plan  
SCALE: 1" = 1000'

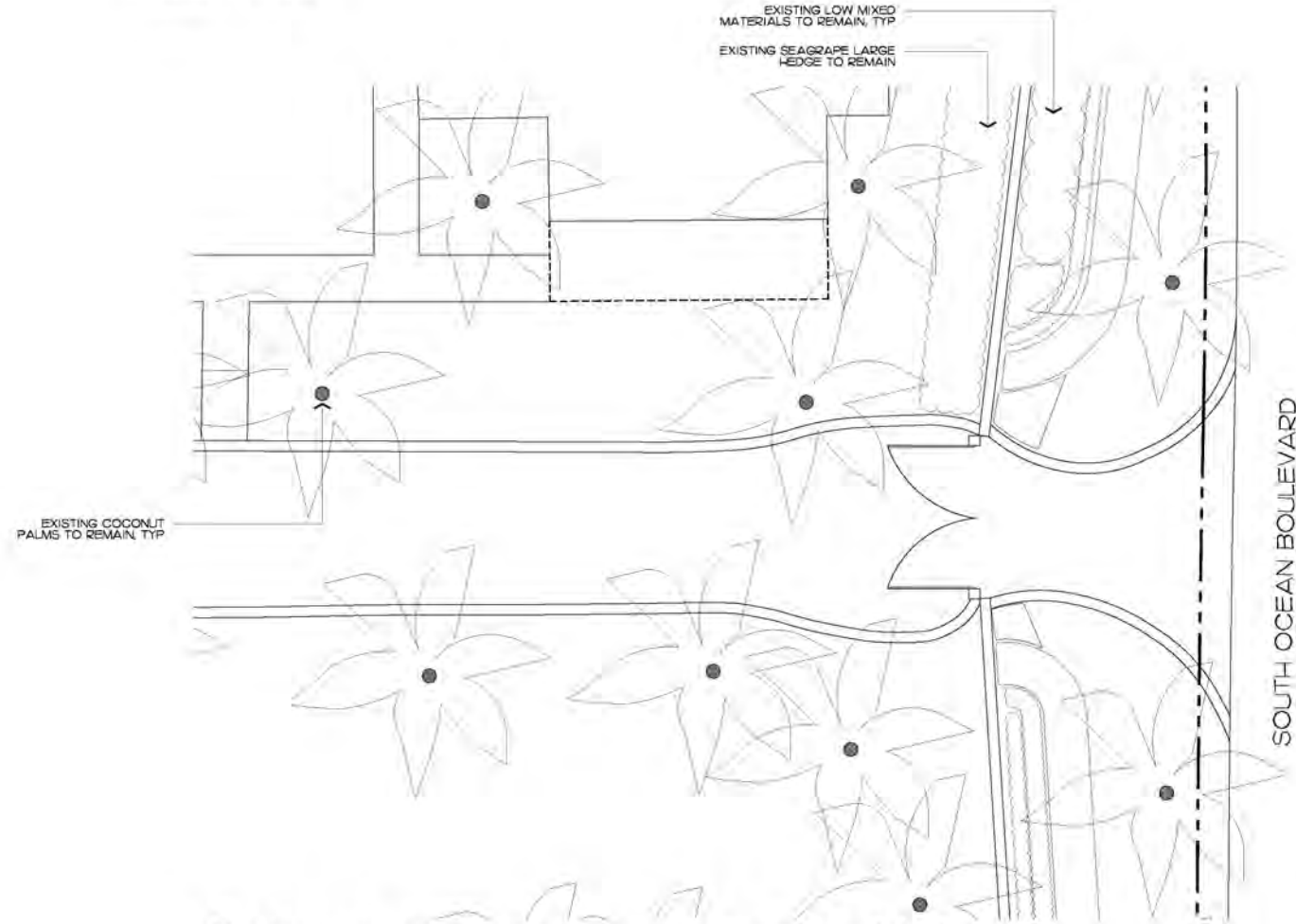
## Trees

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	COCCOLOBA UVIFERA X DIVERSIFOLIA SEA PLUM TREE *ALTERNATIVE: SEAGRAPE TREE	2	14' HT.	YES
TOTAL		2		
NATIVES		2/2 (100%)		

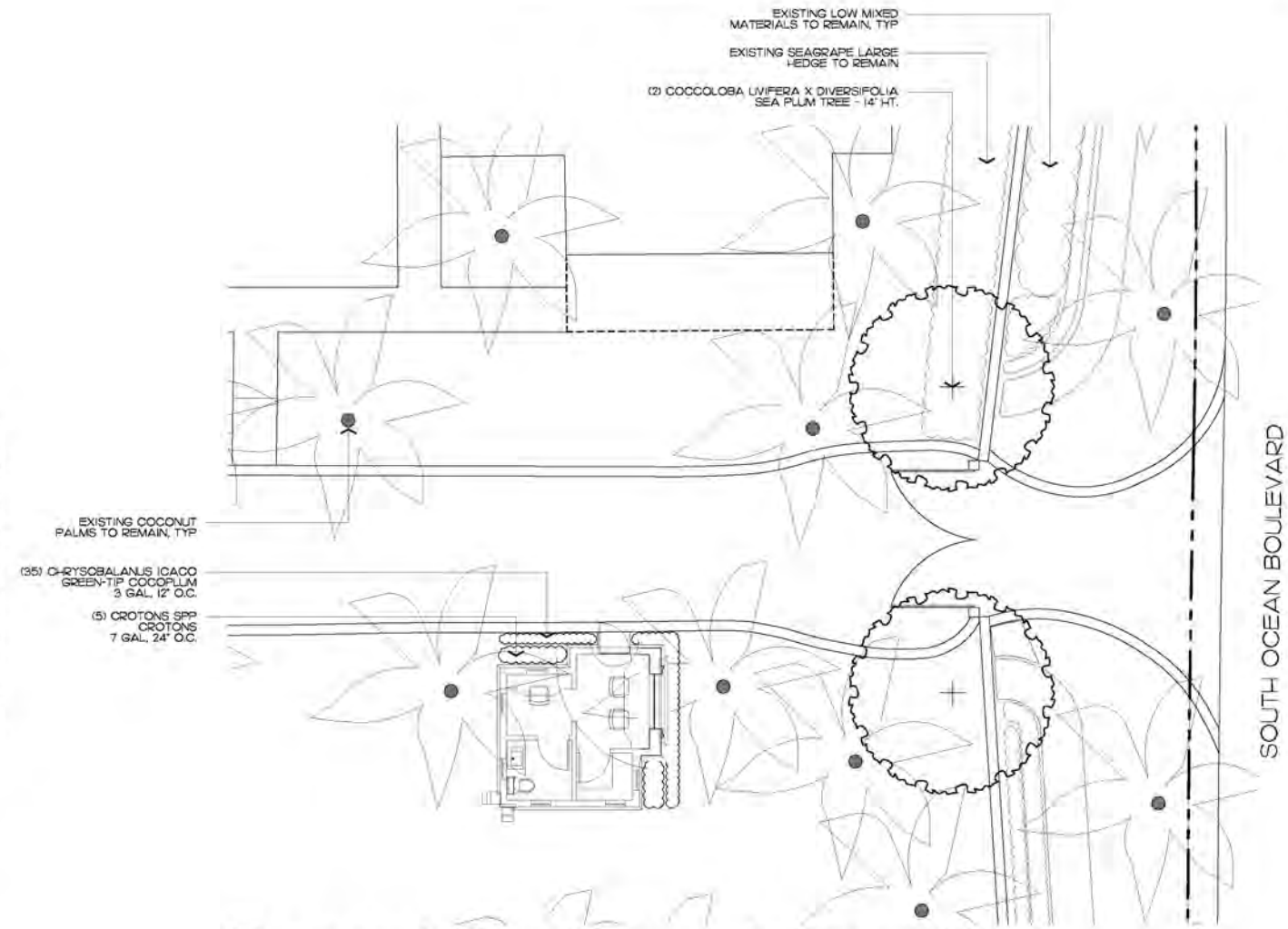
## Shrubs & Groundcovers

SYMBOL/KEY	PLANT NAME	QTY.	DESCRIPTION	NATIVE
	CHRYSOBALANUS ICACO GREEN TIP COCOPLUM	35	3 GAL, 12" O.C.	YES
	CROTONS SPP CROTONS	5	7 GAL, 24" O.C.	NO
TOTAL		40		
NATIVES		35/40 (87.5%)		

NOTE:  
NO EXISTING VEGETATION TO  
BE REMOVED

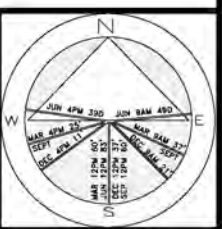


Existing Conditions - Limits of Work  
SCALE: 1/8" = 1'



Proposed Guardhouse - Limits of Work  
SCALE: 1/8" = 1'

MAR-A-LAGO  
1100 South Ocean Boulevard  
Town of Palm Beach



JOB NUMBER: # 22266.00 LA  
DRAWN BY: Nick Pastor  
DATE: 01.30.2023

COA-23-001 (ZON-23-017)  
01/30/2023 FINAL SUBMITTAL

SHEET L2.0

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48 HOURS BEFORE DIGGING  
CALL 1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

Landscape Plan - Limits of Work

AREA IN SQ. FT.





Existing



Proposed

MAR-A-LAGO  
1100 South Ocean Boulevard  
Town of Palm Beach  
F L O R I D A

JOB NUMBER: # 22266.00 LA  
DRAWN BY: Jean Twomey  
DATE: 01.30.2023

COA-23-001 (ZON-23-017)  
01/30/2023 FINAL SUBMITTAL

SHEET L3.0

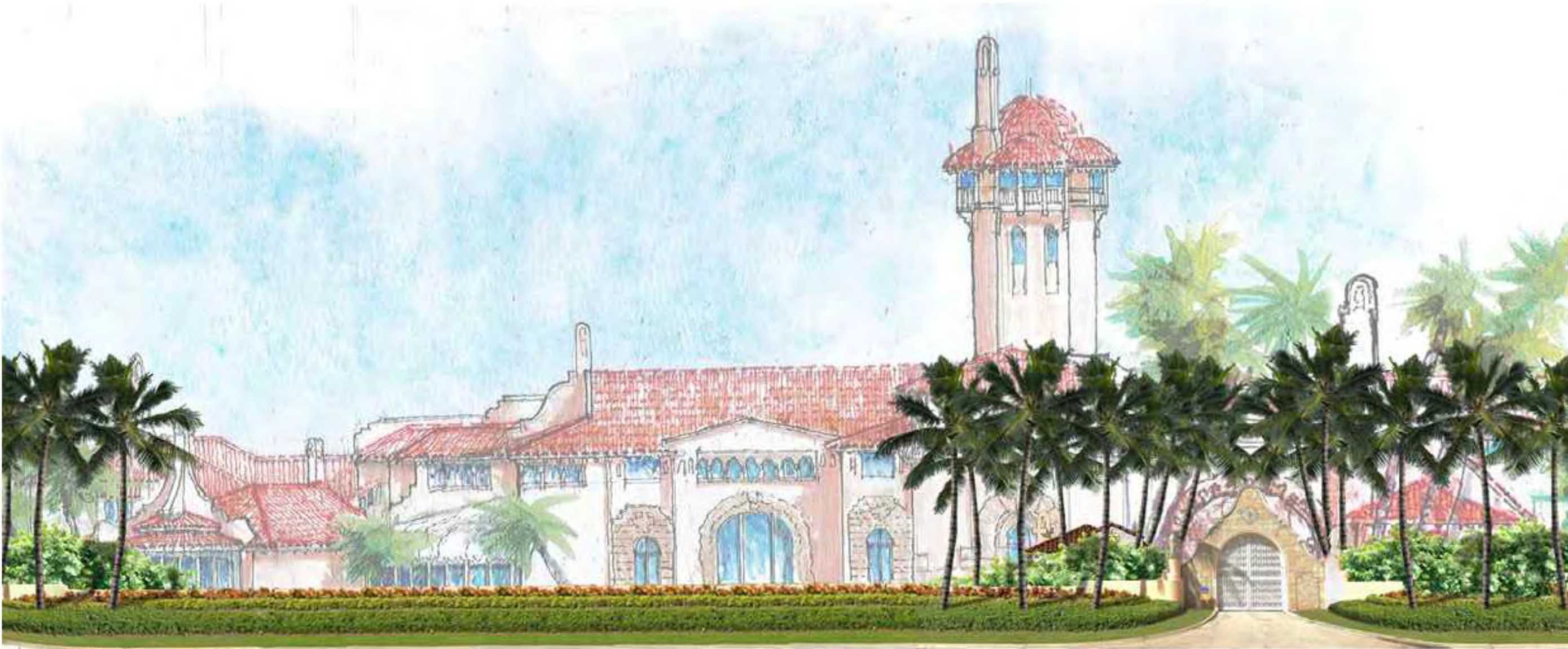
**2023**  
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**2023**  
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1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

Landscape Rendering





MAR-A-LAGO  
1100 South Ocean Boulevard  
Town of Palm Beach

F L O R I D A

JOB NUMBER: # 22266.00 LA  
DRAWN BY: Jean Twomey  
DATE: 01.30.2023

COA-23-001 (ZON-23-017)  
01/30/2023 FINAL SUBMITTAL

SHEET L3.1

**2023**  
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1-800-432-4770  
SUNSHINE STATE ONE CALL  
OF FLORIDA, INC.

Proposed East / Front Elevation

NOT TO SCALE





Existing Street View



Proposed Street View



Proposed Street View - Enhanced Landscape Buffer





Existing Street View



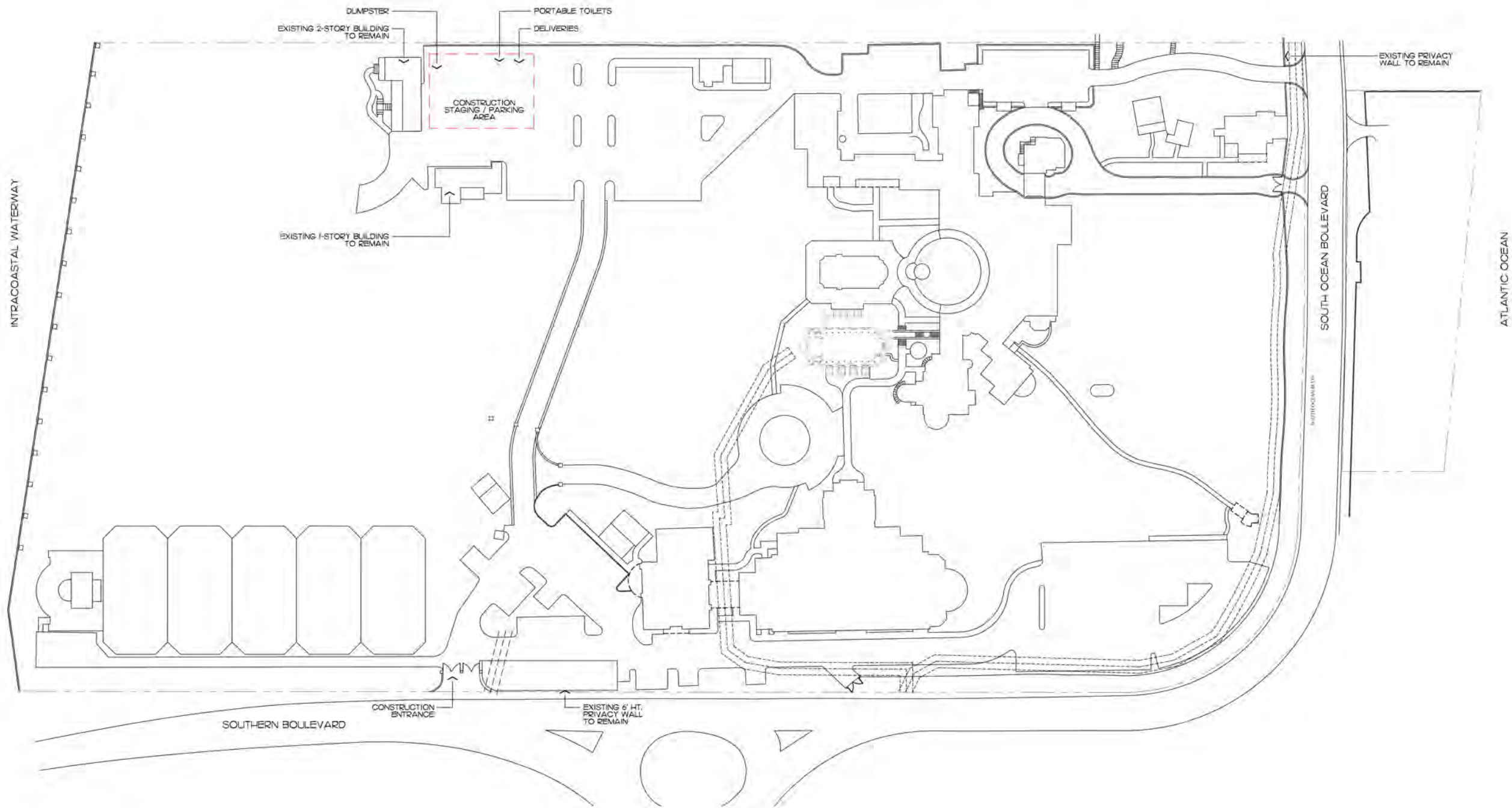
Proposed Street View



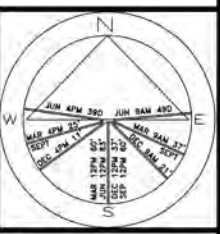
Proposed Street View - Enhanced Landscape Buffer



NOTE:  
 INTERIOR VEGETATION WILL BE REMOVED WHEN NECESSARY FOR SITE UTILIZATION AND CONSTRUCTION DEVELOPMENT. AT NO TIME SHALL THE SITE BE OPEN TO ADJACENT PROPERTIES WITHOUT ANY PERMANENT OR TEMPORARY SCREENING DURING CONSTRUCTION.



**MAR-A-LAGO**  
**1100 South Ocean Boulevard**  
**Town of Palm Beach**  
 F L O R I D A



JOB NUMBER: # 21178.00 LA  
 DRAWN BY: /cwm Tuermer  
 DATE: 08.24.2021  
 11.07.2022

COA-23-001 (ZON-23-017)  
 01/30/2023 FINAL SUBMITTAL

**SHEET L2.1**

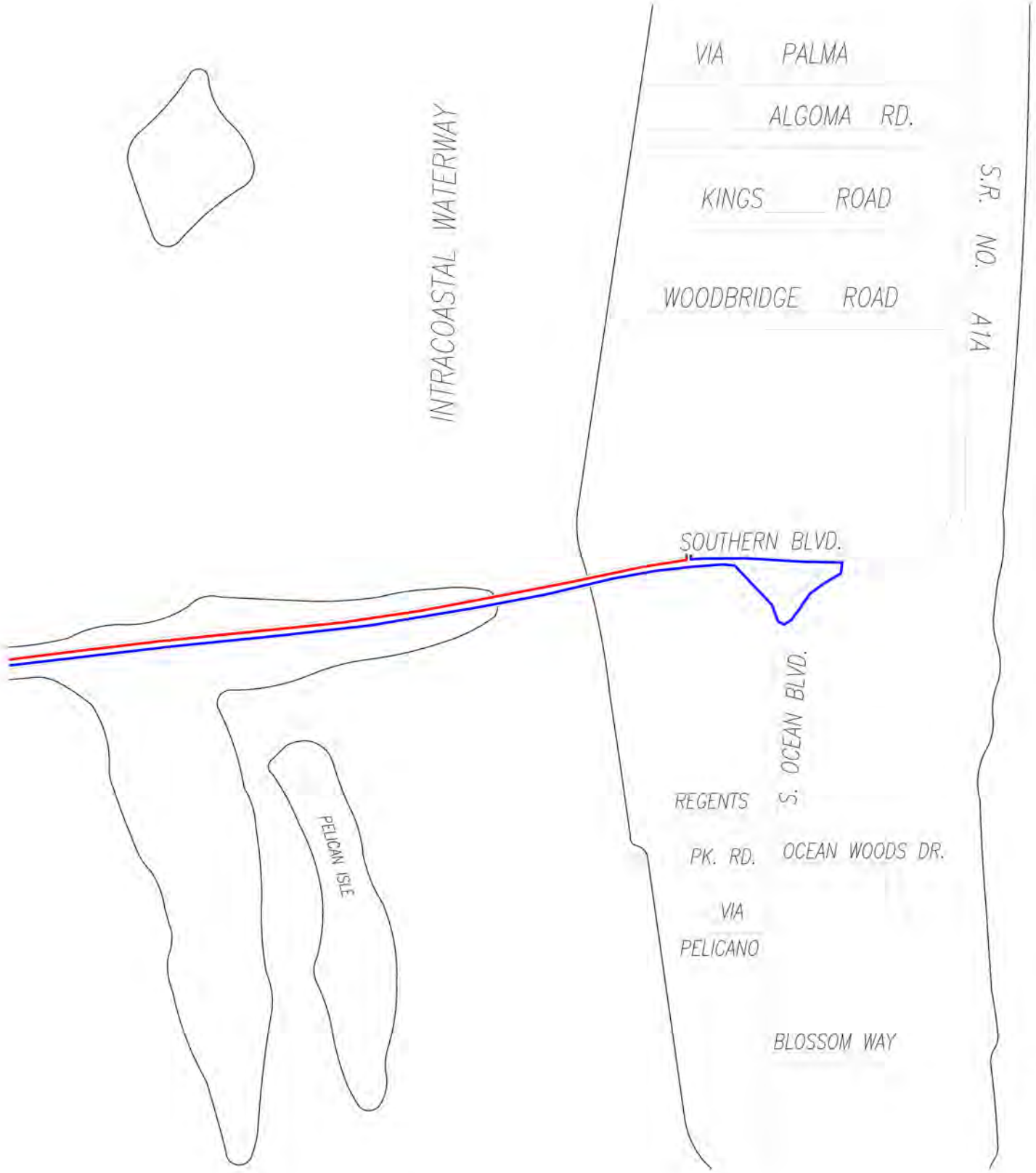
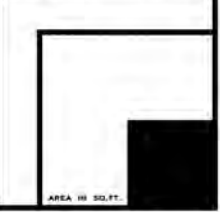
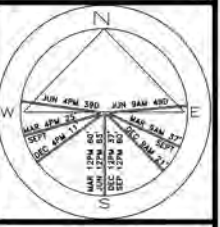
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 CALL 811 OR  
**1-800-432-4770**  
 SUNDAY STATE ONE CALL  
 OF FLORIDA, INC.

**Construction Screening Plan**  
 SCALE IN FEET 0' 50' 100' 150'

2500 sf.  
 AREA IN SQ. FT.





1
PROPOSED TRUCK INGRESS / EGRESS ROUTES MAP

SCHEDULE:  
MONTH 1: DEMOLITION AND CLEANUP  
(1 - 5 DAYS)  
LARGEST TRUCK ->  
1-5 DUMP TRUCKS FOR DEBRIS REMOVAL  
TRAILER FOR EXCAVATOR / DEMOLITION  
LANDSCAPE TRUCKS ->  
SOD  
IRRIGATION

- PROPOSED INGRESS TRUCK ROUTE

PROPOSED EGRESS TRUCK ROUTE

NOTE: SEE SEPARATE "CONSTRUCTION STAGING PLAN" SHEET FOR INFORMATION ON LOCATIONS FOR PARKING, MATERIAL STORAGE, DELIVERIES, DUMPSTER, PORTABLE TOILETS, TIRE CLEANING AREA, SILT FENCE, ETC.

