

APPLICATION FOR SPECIAL EXCEPTION NO. 11-93

TO THE TOWN COUNCIL OF THE TOWN OF PALM BEACH:

The undersigned requests that a Special Exception to the Zoning Ordinance be granted with respect to the following property, described as:

See Exhibit "A" attached and incorporated herein by reference.

RECEIVED

The Special Exception requested is as follows:

MAR 12 1993

Special Exception Use No. 5 ("Private social, swimming, golf, tennis and yacht clubs") under Article 4, Section 4.10, B, "Schedule of Use Regulations" for District R-AA, "Large Estate Residential."

TOWN OF PALM BEACH  
BUILDING & ZONING

The following are the reasons why such Special Exception should be granted:

See Exhibit "B" attached and incorporated herein by reference.

Respectfully submitted,  
The Mar-a-Lago Club, Inc.

By: Paul Rampell  
Applicant  
Paul Rampell, as Attorney

Donald J. Trump  
Fee Simple Property Owner  
(or his duly authorized  
Attorney, if not applicant)

Provide herein name of person who can receive service of process for purposes of litigation in Palm Beach County Paul Rampell, Esq., 125 Worth Avenue, Palm Beach, FL 33480

Copies mailed to adjacent and nearby property owners on, or before, 4/29/93, 1993 as certified by:

R. L. Moore  
Building Official,  
Town of Palm Beach

Exhibit "A" to Application  
for Special Exception No. 11-93 by The Mar-a-Lago Club, Inc.

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 3 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 on the West face of an existing seawall on the 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 1\_, Page 6, Palm Beach County Public Records; thence run South 0°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 R/W 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 concaved 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 concaved to the Northwest having a radius of 2869.03 feet and a central angle of 2°53'53" West for a distance of 127.27 feet to a point of compound curvature; thence continue Southwesterly along the arc of a curve, concaved to the Northwest having a radius of 158.68 feet and a central angle of 86°26'30" for a distance of 239.38 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, more or less;

and

The West one-half (W 1/2) of Lot 20 and the South 15 feet of the East one-half (E 1/2) of Lot 20 and the South 15 feet of the West one-half (W 1/2) of Lot 21, all in BINGHAM-COPP TRACT, a subdivision in the Town of Palm Beach, Palm Beach County, Florida, as recorded in Plat Book 18, Page 6, Palm Beach County Public Records, containing 0.1894 Acres, more or less;

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

The ocean parcel consisting of the South 358 feet of the North 403 feet of the South 1170 feet of Government Lot 2, Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida.



Exhibit "B" to  
Application for Special Exception No. 11-93  
by The Mar-a-Lago Club, Inc.

Compliance with Special Exception Requirements

In its conversion from a so-called Large Residential Estate to a private social club, the actual usage of Mar-a-Lago will not change. No new activity will occur which cannot, does not or has not taken place in the past under the existing zoning of this property. The applicant seeks no physical change whatsoever to the property (such as, for instance, the addition or demolition of any improvement).

A special exception, not a variance, is sought. Therefore, no hardship need be demonstrated. If the criteria for a special exception are met, the special exception must be granted and cannot be denied as a discretionary matter.

The conversion of Mar-a-Lago into a club is a special exception which complies with all requirements of Section 6.4 of Appendix A, "Zoning", Code of Ordinances of the Town of Palm Beach:

- (a) The use is a permitted special exception as set forth in the Schedule of Use Regulations in Article 4.
- (b) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

The eastern border of Mar-a-Lago is contiguous to South Ocean Boulevard. The western border faces Lake Worth. The southern side of the property runs along Southern Boulevard. Thus, three of Mar-a-Lago's four boundaries have roadways and/or water to protect the public's health, safety, welfare and morals.

(e) The use will comply with yard, other open space, and any special requirements set out in the Schedule of District Regulations for the particular use involved.

The use of a club at Mar-a-Lago meets the lot minimums by area, width and depth; maximum and minimum density; yard minimums; and bulk criteria for the R-AA District or is otherwise grandfathered since improvements were constructed in 1927.

(f) The use will comply with all elements of the Comprehensive Plan.

The adaptive reusage of the Mar-a-Lago Club conversion is an innovative approach to preservation endorsed in the Comprehensive Plan: Town of Palm Beach by Adley Brisson Engman, Inc. The private group use is expressly permissible. Club usages are recognized as important for recreation, open space and conservation. The special exception use of clubs in the R-AA, Large Estate Residential, zoning district is incorporated by reference into the Comprehensive Plan.

(g) The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

The eastern border of Mar-a-Lago is contiguous to South Ocean Boulevard. The western border faces Lake Worth. The southern side of the property runs along Southern Boulevard. Thus, three of Mar-a-Lago's four boundaries have roadways and/or water to protect the public's health, safety, welfare and morals.

The northern border of Mar-a-Lago abuts the rear yards of a few residences on Woodbridge Road but contains a perimeter wall and vegetation. This landscaping will be cultivated and enhanced to serve as a barrier for the benefit of Woodbridge residents. If after a reasonable period of time (not to exceed two years) this vegetational buffer proves inadequate,



of outflow and activating the Southern Boulevard accessway, ingress and egress, traffic flow and control and emergency access will be superior to historically-accepted arrangements. Parking and loading areas are shown in Drawing No. 4, "Parking Plan & Landscape Element" within Chapter Eleven of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan.

Automobiles shall be parked in the area identified as Phase A of the Parking Plan until such area is full, then Phase B until such area is full, and then Phase C if the need arises. Grass paver blocks and/or soil stabilization shall be installed in Phases B (and C, if necessary) and along both sides of the cart path.

The 112 paved parking spaces in Phases A and B will be sufficient for the routine, day-to-day use of the Club by members and guests. The 140 spaces in Phase C will be needed for overflow parking at special events. Membership shall be limited so that at least one (1) parking space per four (4) members is available.

(i) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact, will be compatible and in harmony with properties in the district.

No new signs and/or exterior lighting are proposed. Existing signs and lighting have been long-established as exemplary in this neighborhood. The vegetation and wall barrier on the northern border of Mar-a-Lago will protect Woodbridge residents from glare, traffic safety and economic impact. Guest privileges for residents of Woodbridge Road and 1125 South Ocean Boulevard confer a positive economic benefit upon these neighbors.

(j) The location, availability and compatibility of utility service for the use will be satisfactory to insure health and safety.

(k) The refuse and service areas for the use will not adversely affect automotive

the boundary wall will be extended (westward to Lake Worth) and increased in height (to the maximum possible) with appropriate governmental approval.

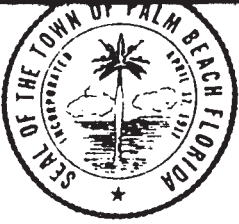
(r) The proposed use will not place a greater burden, than would be caused by a permitted use, on municipal police services due to increased traffic, or on fire protection services due to the existence of, or increased potential for, fire/safety code violations.

All activities in the club use (e.g., dinners, parties, etc.) are presently permitted under the present zoning classification of Mar-a-Lago and therefore the burden on police and fire protection services will not change. Nevertheless, the Mar-a-Lago Club will employ off-duty traffic police to supervise traffic for dining and special events. The fire protection systems at the Club will be significantly upgraded by, among other things, the installation of a state-of-the-art interior sprinkler system.

A site plan is submitted simultaneously herewith in accordance with Section 9.60 of Appendix A of the Code of Ordinances and consists of a current survey of Mar-a-Lago and site drawings.

The Mar-a-Lago Club: A Special Exception Use and Preservation Plan by Eugene Lawrence, Architect, Joseph B. Pollock, Jr., P.E. and Paul Rampell, Esq. has been filed with the Town of Palm Beach simultaneously herewith and is incorporated in its entirety into this Application by reference.





# TOWN OF PALM BEACH

Planning, Zoning & Building Department

April 12, 1993

Paul Rampell, Esquire  
125 Worth Avenue  
Palm Beach, Florida 33480

Subject: Special Exception #11-93  
Private Club, Mar-A-Lago  
1100 South Ocean Boulevard

Dear Mr. Rampell:

We are in receipt of the subject application which you filed on March 12, 1993. The Town staff and certain of its consultants have completed their preliminary review of same. This review process has generated questions that require either additional information or further explanation.

We are providing you copies of the aforementioned reviews so that you and your design professionals may address same in a timely fashion. As you are aware, the Mayor and Town Council have set a Special Town Council Meeting commencing at 9:30 a.m. on Thursday, May 13, 1993, in the Town Council Chambers, to hear this application. We therefore request that you submit your responses to the enclosed to this office prior to 5:00 p.m., Friday, April 30, 1993, in order that we may complete our review of the subject application, and in order that your application and responses may be available for review by interested persons.

Depending upon the nature and detail of your response to the enclosed, other questions may arise before and during the hearing of this application on May 13, 1993.

You and/or your design professionals are welcome to contact the authors of the enclosed comments directly in order to address their questions and/or concerns in an expeditious manner.

If we may be of any further assistance, please advise.

Sincerely,

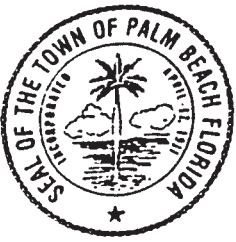


Robert L. Moore  
Director of Planning, Zoning & Building  
RLM/wz

cc: Eugene Lawrence, Architect  
Robert J. Doney, Town Manager  
John C. Randolph, Town Attorney  
Joseph L. Terlizzese, Chief of Police  
Vincent K. Elmore, Chief of Fire-Rescue  
Robert Price, Captain Fire-Rescue  
John Wandell, Fire Marshal  
Al P. Dusey, Director of Public Works  
James Bowser, Town Engineer  
David C. Zimmerman, Assistant Building Official  
Tim Frank, Landmarks Preservation Coordinator

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# TOWN OF PALM BEACH

RECEIVED

APR 12 1993

TOWN OF PALM BEACH  
BUILDING & ZONING

## MEMORANDUM

TO: Robert L. Moore, Director of Planning, Zoning and Building

FROM: Robert J. Doney, Town Manager *RJD*

SUBJECT: Proposed Mar-a-Lago Club

DATE: April 9, 1993

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As generally discussed at the Staff meeting on the morning of April 6th, the following are my comments and questions based upon my review of the March 17, 1993 letter (with enclosures) from Mr. Eugene Lawrence (page numbers are keyed directly to Plan):

1. Page No. 5 - Regarding paragraph 3 which begins, "All facilities at the Club will be used on the basis of advance reservations to avoid any congestion or over-use ..." Due to the need for further details regarding the number of members and guests, no limitation on the frequency or number of attendees at special events, and other potential usages of the Club, which relate directly to traffic congestion and generation potential problems, I believe these traffic issues will need to be more fully addressed for further consideration by the Town's Staff and especially by the Town's planning and traffic consultants. The Comprehensive Plan concurrency issues will also need to be carefully reviewed and addressed by the Town's planning and traffic consultants.
2. Page No. 125 - As discussed on April 6th, the trip generation assumptions and statistics will require greater explanation and careful review/comments by the Town's traffic and planning consultants.

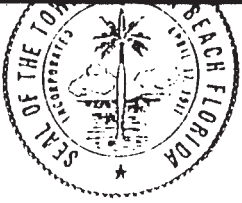
3. Page No. 127 - Regarding the proposed shuttle bus or van for use by 40% of the Club's Staff, with parking in West Palm Beach, further details of this proposal are needed and the Town will need an enforcement mechanism to insure compliance with this and any other special requirements or limitations for Club use.
4. As discussed, I believe the Unity of Title issue concerning the specific proposed uses of the property east of South Ocean Boulevard and specific use, liability and other details regarding the underground tunnel should be thoroughly addressed in this application for review and evaluation by the Town, as same relates to the proposed Club use.
5. Are any proposed docks planned to be located on Lake Worth? If so, details of same should be disclosed for review and comment by the Town.
6. The Coastal Construction Control Line should be identified on the Plans so the Planning, Zoning and Building Department can insure that same is properly addressed.

As discussed, these are my initial comments based upon the documents received to date. Based upon the many questions and comments at this morning's Staff meeting, I would anticipate there will be additional submissions on the above subject, so that same may be reviewed and commented upon by the Town Staff, Town Attorney and the Town's consultants.

If you have any questions or if additional information is needed, please contact me.

RJD:lmg





# TOWN OF PALM BEACH

## MEMORANDUM

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TO: Robert L. Moore, Director of Planning, Zoning & Building  
FROM: Harry P. Ackerman, Chief Building Inspector *HWA*  
SUBJECT: Mar-a-Lago  
DATE: April 9, 1993

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1. Type of construction not shown.
2. Occupancy classification for each separate occupancy with occupancy separation requirements.
3. Area of each floor?
4. Number of stories?
5. Sections through building.
6. Stairs not in compliance.
7. Are "staff" rooms for sleeping or administration?
8. Lower area below main floor not shown.
9. How will penetrations through rated walls and ~~ceilings~~<sup>ceilings</sup> be handled?
10. What to do about non-existent finish ratings (such as carpets, curtains, etc).
11. Are handrails and guardrails per code?
12. Do sleeping rooms comply with emergency egress?
13. What about emergency lighting/exit lights?
14. Panic hardware for doors.
15. Does projection room comply with code requirements?

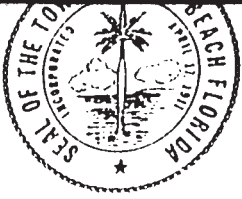
April 9, 1993

MAR-A-LAGO

16. Does stage area comply with code requirement?
17. Will Building be sprinklered?
18. Much more detail is required to adequately review plans for compliance to codes. A change of occupancy requires a building to be brought up to current code requirements (SBC 101.5.2).

*Handwritten initials*

HPA:sgm



# TOWN OF PALM BEACH

## MEMORANDUM

444  
444

TO: ROBERT L. MOORE, DIRECTOR OF PLANNING, ZONING & BUILDING

FROM: JOHN P. WANDALL, FIRE MARSHALL *also for JTW*

SUBJECT: MAR-A-LAGO

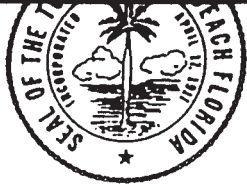
DATE: APRIL 9, 1993

- 
1. THIS BUILDING IS A CANDIATE FOR SPRINKLERING.
  2. CONCERN ABOUT TRAFFIC DURING LARGE FUNCTIONS.
  3. NEED OF A HYDRANT WITHIN 250' OF ALL BUILDINGS.

*JTW*  
*JTW*

JPW:sgm





# TOWN OF PALM BEACH

## MEMORANDUM

April 12, 1993

To: Robert L. Moore, Director of Planning, Zoning & Building  
From: David C. Zimmerman, Assistant Building Official  
Subject: Mar-A-Lago Club  
Application for Special Exception (Club Use)

Review of submittal information required under Zoning Ordinance Section 6.40 items A to R.

1. Definition of "Private Club" states that only club employees may live on site in this zoning district. Documents submitted indicate ten (10) units (club member rooms) on site. Applicant should address this matter in further detail, as an exemption is requested.
2. It is assumed club members will have the use of the applicant's beach property and if so legal description of beach property should be enclosed including a survey of same.
3. Application states conversion to a club complies with all requirements of section 6.40, items A to R. This office has reviewed the application to determine whether the information submitted is sufficient to allow for consideration by this office and the Town Council of respective items.

Item A - okay as submitted

Item B to G - submitted document does not indicate how compliance is obtained - insufficient

Item H - Plan references parking areas as phase A to D with phases B, C. & D being on stabilized subsurface base. Phasing should be explained. Applicant should address Town requirement for paved parking areas. Using existing cart path across property for roadway providing access to parking phases C and D is a concern because of limited width.

Item I - Exterior lighting not indicated but most likely needed. Should be addressed.

Item J - okay as submitted

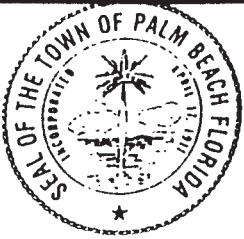
Item K to R - submitted document does not indicated how compliance is obtained. Insufficient for staff review.

4. This office has reviewed the application for Site Plan Review with the limited purpose of determining whether or not sufficient information has been provided in order to allow this office and the Town Council to consider the submitted documents required under Section 9.61, items A to N; we found the following:

Item

- A Okay, see book
- B Okay, see book
- C Okay, see Site Plan
- D Okay, except item 3 and 4 - internal traffic flow, use of existing cart path for access to parking phases c and d and parking area surfacing method should be further addressed for evaluation.
- E okay, see book
- F (1) How is number of parking spaces determined? Section 6.21 requires parking areas to be paved with proper drainage.  
(2) Density - with 3 existing units plus 10 proposed units density increases from .17 to  $13/17 = .76$
- G okay, see book
- H Applicant should demonstrate adequacy of existing sanitary and compliance with storm drainage criteria with proper engineering data
- I Architectural elevation requirement not applicable, floor plans of all living units shown except for tower unit.
- J okay
- K okay, see site plan
- L okay, see site plan
- M & N not applicable

DCZ/wz



# TOWN OF PALM BEACH

APR 09 1993

TOWN OF PALM BEACH  
BUILDING & ZONING

## MEMORANDUM

TO: Robert L. Moore, Building Official

FROM: J. L. Terlizzese, Chief of Police *J. L. Terlizzese*

SUBJECT: Mar-A-Lago Club - Site Plan and Special Exception  
Criteria Review

DATE: April 6, 1993

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The Palm Beach Police Dept. has reviewed the application for the Mar-A-Lago Club to examine compliance with Special Exception criteria and determine any potential adverse impact on traffic in the area. The review encompassed access and traffic flow from the local roadways, ingress and egress to the property, external traffic flow and control, off-street parking and loading, internal traffic flow and control, and proper access in case of fire or other emergency.

Plan review: The plan states that on a daily basis there will be approximately 350 trips generated. It further claims that the property use currently generates 103 daily trips, however, there is no documentation for the numbers provided. The difference between these figures is 247, which the plan states is subject to concurrency. This is, by the plan's own admission, 47 trips over the concurrency maximum traffic limits for a daily usage. In order to reduce the trips below the maximum allowable, the plan states they must utilize a shuttle bus and remote parking site, reduce seating in the dining area, and/or limit club membership to 1007. Reportedly this number is to include offers of membership to Bath and Tennis Club members and Woodbridge Rd. residents. Also, it is unknown whether these are individual, dual, or family memberships, so the exact number of potential members cannot be determined. If the proposed adjustments are made, the Plan states that the additional 200 daily trips complies with the traffic performance standards ordinance, even though according to the proposal A1A traffic today is presently over capacity.

A comparison is made with figures estimated from Mrs. Post's usage, again undocumented. These figures would be at least 20 years old, and it is unrealistic to compare the A1A traffic from 20 years ago to the greatly increased traffic today. Even if a comparison was made, Mrs. Post's usage is approximately one-third less than the Plan's proposal.



Normal Daily Usage Traffic Impact on A1A - During the Season, from the week prior to Thanksgiving to the week following Easter, the Police Department assigns Motorcycle Patrol Officers to two traffic control posts near Mar-A-Lago to handle traffic congestion during the evening rush hour. From 4:45 PM to 5:15 PM (or as needed), Officers direct traffic at the intersections of So. Ocean Blvd. and So. County Rd. and A1A and Southern Blvd. The Officers alternately stop traffic in the different directions to avoid gridlock. Even with this traffic control, the traffic has been known to back up to Worth Ave. and to Widener's Curve.

The Plan does not address any rush-hour specific traffic figures, which is where the greatest traffic congestion and collision potential exists. In addition, the concurrency figures relate to additional numbers of vehicles using A1A. They do not account for the impact of additional vehicles slowing and stopping to allow entrance and exit from the Club. Whereas one car in traffic may only take up one space, one car attempting to turn left into the Club can back up dozens of cars. Multiplying that effect by 200 additional cars a day illustrates the true potential traffic impact.

For example, the proposed daily usage of the Mar-A-Lago Club would include up to 75 dinner guests and employees possibly starting to arrive during peak traffic time. As southbound traffic slows to enter the Club, traffic backup would be increased to the north. As northbound traffic stops to attempt a left turn against the heavy southbound traffic, one could expect a backup until a helpful southbound driver stopped to allow the turn. The resultant traffic backup would continue south around the B&T curve, creating a potential rear-end collision hazard as drivers enter the blind curve without notice of traffic stopped ahead.

The use of the Southern Blvd. access has additional traffic impact hazards. It is situated such that traffic turning right has to make a 155 degree turn. This would be very difficult if the proposed employee shuttle was implemented. This turn is difficult for even large vehicles, which often causes delays to traffic westbound on Southern Blvd.

Special Event Usage: - Throughout the Plan, mention is made of Special Events to be held at the Club, i.e. "with dining for more than 75 people through use of auxiliary rooms and verandas", etc. There is no attempt to estimate the number of special events, but with a membership of 1000 there is great potential for regular dinner and lunch parties, charitable balls and fund-raisers, receptions, business meetings, etc. These events would have far greater impact on traffic, as we have seen in past events - most notably the Round Table event. Although an off-duty Officer was hired for traffic control, along with valet parkers; a several mile-long gridlock was created. It seemed that there was not enough on-site room for

cars waiting to be valet parked to avoid traffic off the property.

The Plan offers several suggestions to alleviate the backing up of cars. All of these proposals involve the use of both So. Ocean Blvd. accesses as Two-Lane, and in some cases Two-Way roadways. However, as the Main Entrance road is only 17 feet wide, and the North Entrance road is 18 feet wide, there is insufficient width to handle two lanes of cars even if they both travel in the same direction. Since many cars would be dropping guests off, one of the accesses would need to be used as an exit. Using the Main Entrance road as a one lane access allows room for only approximately thirteen cars to wait for valet parking. As exhibited in the past, this is insufficient for large numbers of arriving guests. In addition, the two roads being so close together make them ineffective for concurrent use as an entrance and exit, as traffic from one would interfere with traffic from the other.

Again, the impact that such large Special Events would have on northbound and southbound A1A traffic could be enormous and adverse, depending on the time of day and year. Traditionally, these events generally start at dusk which is a dangerous time for traffic. When these events end at dark, traffic entering A1A, especially turning northbound, causes additional hazards.

Internal Traffic Flow and Parking - During large Special Events, according to the Plan, fourteen separate parking areas for up to 319 cars would be used throughout the property. However, no interconnecting roads exist to facilitate their use. The logistics of moving and tracking large numbers of valet parked cars throughout these lots seems an extremely complicated problem. Add to this the traffic of employees and deliveries from the Southern Blvd. entrance, and potential traffic flow problems seem imminent. Safety for employees, valet parkers, and even guests roaming the grounds during such periods is questionable.

Emergency Access to Property: During normal usage and especially during Special Events, the likelihood of blocked access to the Property for emergency vehicles is great. Although the Southern Blvd. entrance may be available, it is also the most remote from most activities, and therefore most needs for emergency response. If both So. Ocean Blvd. accesses are in use, it would be impossible for a fire or paramedic vehicle to gain quick entrance to the main buildings.

In addition, all the above listed traffic impact would also have great impact to any emergency response that would have to travel past the Club. Since A1A is the only north-south access in this area, a gridlock situation is a potential high-risk possibility in hindering the delivery of emergency services to the public north and south of the Club, as well.



# TOWN OF PALM BEACH

## MEMORANDUM

RECEIVED

APR 09 1993

TOWN OF PALM BEACH  
BUILDING & ZONING

TO: Robert L. Moore, Building Official  
FROM: Albert P. Dusey, Director of Public Works *APD*  
RE: The ~~Mar~~<sup>Mar</sup>-A-Lago Club  
DATE: April 8, 1993

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The following represents the Public Works Department's concerns and comments regarding the proposed Mar-A-Lago Club:

1. Concurrency for Traffic Generation

- a. The traffic generation calculations should be based on special events since it appears that these will be the activities that will affect the area the most and there are no restrictions on the number of special events that can be conducted at the Club.
- b. The base traffic data appears to be overstated.

2. Traffic Flow

- a. The entrance/exits are too narrow for two-way traffic flow.
- b. The location of the entrance/exit on Southern Boulevard is unacceptable if it is to be used to any extent.
- c. Changing driveway directions to try to accommodate peak on-site traffic flow is not practical. How would a guest be expected to remember that for certain circumstances the main entrance is two-way in-bound when on the same day in the afternoon, the same guest was expected to use the same driveway in a different way? What I would expect to happen is that arriving guests would stack up on Ocean Boulevard trying to figure out how to get in.
- d. The main entrance is very close to the north entry/exit which can cause conflict for exiting/entering vehicles from both driveways.



- e. An analysis of turning movements should be made to determine the need for left-turn lanes. Because of the location of the property, any blockage of vehicles by northbound guests trying to turn into the property could be very dangerous due to back-up on the curve.
- f. There needs to be an evaluation of the proposed valet parking. Is there sufficient stacking distance for arriving vehicles for a special event? Is the valet parking lot close enough to permit the attendants to handle the crowds? Any vehicles left waiting on Ocean Boulevard will cause extensive traffic jams. The internal traffic circulation plan needs to be carefully examined by the designer.

### 3. Public Services

- a. There is no problem with contracting for garbage services. However, because of the nature of the club operation, service must be seven days a week.
- b. The sewer flows generated by special event crowds should be calculated and checked against the capacity of the existing pump station.
- c. If the developer is concerned about the lack of easements for the sewer pump station and compressor station, either easements should be granted to the Town or the developer should take over maintenance of these facilities.

### 4. Drainage

- a. Because of the creation of stabilized parking areas for 300+ vehicles, there will be an increase in stormwater runoff. A plan should be developed to indicate how stormwater will be handled.

### 5. East Side of Ocean Boulevard

- a. There appears to be an anticipated use of the beach property on the east side of Ocean Boulevard. Although this area was not included in the application, if there are plans for use of this property, it should be described in detail including any proposed construction.

APD/ck

c: James M. Bowser, Town Engineer & P.W. File



"DRAFT  
FOR REVIEW PURPOSES  
ONLY"

April 9, 1993

Timothy M. Frank, AICP  
Town of Palm Beach  
Planner/Projects Coordinator  
PO Box 2029  
Palm Beach, Florida 33480

RE: Traffic Impact Study Review: Mar-A-Lago Club

Dear Mr. Frank:

Frederic R. Harris, Inc. has reviewed the traffic impact study for the proposed Special Exception for the above referenced project. The analysis was reviewed with regard to accepted traffic planning and engineering standards and principles and with respect to the information that was provided. The results of our analysis indicates several concerns for which additional information is required. A discussion of each element of the report is provided.

Town

Trip Generation

The Applicant's analysis indicates the proposed use is unique and there are no locally or nationally accepted trip generation rates available for use. The Applicant provides an analysis based on the characteristics and use of the club. The Applicant should provide information to support the results of the analysis.

The study should clearly indicate what uses will be developed. Based on a review of the site plan, it appears the club will include a new nine hole golf course and maintain the existing pool/spa and tennis (1 court) facilities. Are additional facilities proposed?

The analysis indicates Broward County information was used to discount "Resort Hotel" trips. The information should be provided or a source referenced.

The Applicant indicates 20 to 25 users of the pool, spa, tennis and golf facilities per day who do not otherwise use the dining facilities. Based on a membership of 1,007 persons, the estimate indicates average member use is once every 40 days which appears low. The ITE Trip Generation Manual provides trip generation rates for Golf Courses and Tennis Courts that contrast considerably from this assumption. Provide additional information to support the estimate.

The Applicant references observed traffic characteristics from the Bath and Tennis Club indicating "... a total of 302 daily trips for the proposed Mar-A-Lago Club translates to a potential club membership of 1,007". The term "Membership" should be defined as to extension to family members and guests and the observed information should be provided.

The Applicant indicates a trip credit for the existing use of which 50% of the trips are related to staff movements. Provide traffic count data or information indicating 25 staff persons are used on an average day during the peak season.

Provide information indicating the type, frequency, and volume of traffic associated with special events. Also indicate whether traffic entering and exiting the site will coincide with peak hours or can special events be limited to off-peak periods? Will any attempt be made to coordinate special events at the Mar-A-Lago Club with those at the Bath and Tennis Club?

We note that a boat dock facility on Lake Worth is not proposed in the application.

#### Trip Distribution and Assignment

Provide a map of the traffic assignment on the local network per concurrency requirements and turning movements at access drives. The information should be provided for peak season peak hour and special event use.

#### Concurrency

Frederic R. Harris, Inc. will complete the concurrency review once the requested support data has been provided. We will include our review of recent traffic counts at that time.

#### Traffic Operations on Ocean Boulevard

An analysis of peak hour and special event traffic should be provided at the access drives. The Applicant should specifically address queuing and a traffic management plan for special events. The application proposes to change the direction of flow on driveways during special events ingress/egress. We believe this may be confusing to entering drivers and may cause a safety hazard. The application proposes to use the existing Southern Blvd. gate as an exit during events. Because of the angle of the driveway the applicant should demonstrate that an exiting vehicle, such as a limousine, can make a right turn from this driveway safely. The traffic management plan should show how emergency vehicles will enter and exit the site. We also note that the two existing driveways onto Ocean Blvd. are only about 100 feet apart. The study makes several general statements pertaining to using police officers for traffic control, providing an employee shuttle, limiting the seating capacity of the dining room, etc. These should be developed into firm proposals which the Town can enforce once agreement is reached.

Mr. Timothy Frank, AICP  
April 9, 1993  
Page 3

"DRAFT  
FOR REVIEW PURPOSES  
ONLY"



Ingress/Egress, On-Site Circulation and Parking

The Applicant should provide an access and on-site circulation plan for non-residential use. The application proposes to use existing driveways on Ocean Blvd. as two-lane entries or exits. However, the existing driveways, particularly the existing gates, appear to be too narrow to permit simultaneous use by two vehicles. This should be addressed. The site plan shows approximately 319 proposed valet parking spaces located in various parts of the property. How will the valets shuttle the cars to and from the porte cochere and the parking lots? Is it intended that an internal access road be provided? Is it intended that the golf cart path be used? If so, this means that the distance to a parking lot may be as much as 1,000 feet. Also, we are concerned about safety on the cart path. How will the valet operation be managed so as to keep the flow of entering vehicles moving and avoid excessive queuing on the entry drives? Also, how was the number 319 parking spaces determined? Is it intended that the various parking lots be lighted? This may be a problem for the lots marked "Phase C" since they are under a heavy tree canopy.

Summary

The Traffic Impact Study for the proposed Special Exception for the Mar-A-Lago Club requires additional information before Frederic R. Harris, Inc. can indicate whether Contingency and traffic safety requirements have been met. We ask that, once the applicant has addressed these preliminary concerns we be permitted to review the application again.

Please contact me for any questions or inquiries.

FREDERIC R. HARRIS, INC

A handwritten signature in black ink, appearing to read 'A. Jeffrey Weldner', written over the typed name.

A. Jeffrey Weldner, AICP  
Senior Transportation Planner

cc: Phillip Tokich

AJWick:2483-01





# TOWN OF PALM BEACH

## MEMORANDUM

To: Robert L. Moore, Director of Planning, Zoning and Building

From: Timothy M. Frank, Planner/Projects Coordinator

Date: April 8, 1993

Subject: The Mar-A-Lago Club: A Special Exception Use and Preservation Plan - Staff Review Report

-----

Upon review of the above mentioned report, the following outline summarizes my comments and concerns. This review includes the analysis from the perspectives of Planning, Landmarks Preservation, and the Comprehensive Plan.

### Principles of Preservation:

This chapter of the subject report contains a series of rules or methods to be followed to insure the material preservation/protection of the structure itself.

The declared policies are very good devices to ensure that the quality of materials, physical massing and overall aesthetic appearance is protected and maintained. The only statement in this section that may cause minor problems from time to time is Principle X which calls for close observation of the U.S. Secretary of the Interior's Standards for Rehabilitation. These standards are not specifically adopted or endorsed in the Town's Landmarks ordinance nor are they strictly adhered to by staff as policy. There are several provisions in the Secretary's Standards which conflict with the development of the Mediterranean Revival form of architecture (Mar-A-Lago is a Mediterranean structure).

This section could be strengthened if there was some sort of enforcement provision (outside of the existing Town Ordinances), with assessment authority, that was given to the appropriate committee to ensure the maintenance of the exterior.

## Critical Features of Mar-A-Lago:

Chapter three of the report discusses "critical features which must be preserved". The chapter is meritorious in the identification of features that must be restored. The Landmarks Preservation Commission, by ordinance, is only concerned with the perpetuation of exterior features. In this light, it seems prudent to ask how these critical features will be maintained and preserved. A cost breakdown should be generated which shows what the costs of maintenance are, what the effective life is of capital components; and, a schedule for replacement and deferred maintenance should be prepared to keep the property in exemplary condition.

## Landscaping:

Chapter six is an inventory of landscape elements but does not suggest that a new plan for landscaping will be provided. Since the entire subject property is Designated as a Landmark, any major changes will need to be presented to the Landmarks Preservation Commission and granted a Certificate of Appropriateness. The development schemes which have been provided to this office delineate large areas for parking which could render significant changes in the scheme and aesthetic appearance of the site. If this assumption is correct, this preliminary plan is inadequate to determine the development impact on the site and would need to be refined to reflect this impact any mitigating measures to be employed.

The method of maintaining the "grassed" parking areas needs more detailed specification of design and material use so that areas of concern like drainage and erosion can be evaluated.

## Traffic:

The staff found no deficiencies regarding traffic concurrency with the previously submitted subdivision application. A report entitled Methodology for Traffic Concurrency Assessment, dated June 24, 1991 was prepared by Adley, Brisson, Engman, Inc. This report demonstrated the reserve capacities anticipated by the Comprehensive Plan for the subject area. It can be expected that a Private Club use at Mar-A-Lago may generate a higher traffic use pattern than the previously submitted subdivision plan. The projected counts initially indicated in the submitted report show a traffic level that has been identified by the Palm Beach County Engineer as not meeting the requirements of the Traffic Performance Standards. Two options were outlined that would reduce daily travel to less than 200 trips per day; an acceptable level following County criteria. The

Town of Palm Beach uses a different methodology (peak season, peak hour) than the county which is more restrictive and will supersede the County's Concurrency requirements. At this point, without a more detailed study, it seems that an acceptable traffic scenario can be developed; but, like the County evaluation, mitigating measures may need to be employed to lessen adverse impacts.

The applicant should also present reasonable arguments as to why any peak season peak hour trips should be allowed to this site in excess of the allowed single family density usage.

The major traffic concern seems to be the traffic which may be generated by special events. The application does not adequately address this item and should include a plan to mitigate problems related to special events that would protect the Town from adverse conditions.

Summary:

This abstract includes initial concerns based on a limited amount of information for a complex problem and presentation. It seems that this proposal addresses a fiscal problem encountered by the property owner and generates a solution for that problem that is sensitive to preservation of the property and structures. Much more detailed information is needed to properly evaluate the proposal and generate conclusions. Since the applicant has stated that the proposed use change is necessary to overcome financial burdens associated with the site, it may be beneficial to know how such an approval of the special exception use would mitigate these "financial burdens".

TMF/t A:MARALAGO.RPT

cc: David C. Zimmerman, Assistant Building Official  
file

llh

April 14, 1993

Mr. Robert L. Moore, Director  
Planning, Zoning and Building Department  
Town Hall  
360 South County Road  
Palm Beach, Florida 33480

RE: Preliminary Review of Mar-A-Lago Club Application

Dear Mr. Moore:

As we discussed during my visit to the Town to attend last month's Town Council public hearing on the 1992-93 zoning issues, following are my preliminary comments on the Club Mar-a-Lago application for a special exception to change the use of the Mar-a-Lago property from residential to a private social club.

My comments are limited to two areas; the application's consistency with the provisions of the Town's Comprehensive Plan and the question as to whether or not "resident quarters" are permitted under the Zoning Code.

I have faxed a copy of this preliminary memorandum to Skip Randolph for his review.

I hope this information is sufficient for purposes of your upcoming meeting with Town staff. Should you have any questions or require additional information, please call me.

Sincerely,



Wm. F. Brisson, AICP  
Senior Vice President

ADLEY, BRISSON, ENGMAN, INC.

WFB/vs

RECEIVED  
APR 16 1993  
TOWN OF PALM BEACH  
BUILDING & ZONING



**PRELIMINARY REVIEW  
CLUB MAR-A-LAGO APPLICATION FOR SPECIAL EXCEPTION**

**BACKGROUND INFORMATION**

**DESCRIPTION OF THE PROPERTY'S HISTORICAL AND EXISTING USE**

According to the submission document, Ms. Marjorie Merriweather Post used the estate as a residence during the winter months and to entertain her house guests and others on a daily basis. It was not uncommon for all nine guest quarters to be full and to have 20-40 people in for tea or lunch and another 50-60 for dinner on a daily basis. She also held larger events on weekends, special occasions or for benefits.

The Mar-a-Lago property, now owned by Mr. Trump, is still used as a residential estate. The applicant contends that Mr. Trump uses the estate in much the same manner as Ms. Post, but at a less intensive level.

According to the applicant's submission (page 124):

"During the winter months, the owner's quarters are used very extensively, but not necessarily every day. The guest quarters are typically used at the fifty percent level through the season. A staff of 25 people maintains the grounds the year round and meets the needs of the owners and guests during the season. In addition, Mr. Trump and/or his guests have visitors in for the day or evening on a regular basis."

Page 130 of the submission estimates that the existing use of the property generates about 103 trips per day.

**DESCRIPTION OF MAXIMUM RESIDENTIAL REDEVELOPMENT POTENTIAL UNDER EXISTING DENSITY LIMITATIONS**

The property is designated as Single Family Residential, at a maximum allowable density of four dwelling units per acre, in the Town's Comprehensive Plan.

Current zoning is R-AA, requiring a minimum lot size of 60,000 square feet. However, Footnote 17, of the Schedule of Lot, Yard and Bulk Regulations, permits a minimum lot size of 40,000 square feet, providing the average lot size on the property is at least 60,000 square feet. In the event the Town were to allow the property to be subdivided to the maximum number of lots possible under the Zoning Code, and in the event a Certificate of Appropriateness were granted by the Landmarks Commission, (this being a designated landmark), the property could support 12 single-family lots (including the mansion) as well as another two lots on the beach side of A-1-A, resulting in a maximum development potential of 14 dwelling units.

The likely traffic generation of units in Palm Beach approximates 2.5 times the 10 trips per day normally associated with single-family homes; or, about 25 trips per day. Using this factor, the number of average daily trips that could be supported, if the land were subdivided to its maximum density under the Town's Zoning Code, would approximate 350. On a peak-hour basis this translates to between 25 and 35 trips.

The residents of such a subdivision could be expected to each have a number of private parties, gatherings and such overnight and daily visitation as is customary at such estate residences. In addition, each home would be allowed to have one charitable event per year.

**DESCRIPTION OF THE PROPOSED USE**

Pages 4 and 5 of the submission describe the proposed use as a "Private Social Club" providing fine dining, swimming, beach and pool side sunbathing, a card or game room, tennis, croquet, spa facilities and golf. Activities will include periodic dances, receptions for charities... musical recitals, theme dinners, lectures and the like.

At least 50% of the club members will be persons maintaining residences in the Town or have places of employment in the Town. The submission further states that activities will be scheduled so as not to conflict with events at other nearby clubs to minimize traffic congestion. Parking will be provided on the grounds in accordance with the Town's parking requirements.

The characteristics of the Club are proposed as follows:

Resident quarters	10 w/o food preparation facilities
Dining room seating	75 w/auxiliary seating for special events
Staff	70
Tennis Court	1
Pool	1
Spa	3,500 sf
Golf Course	9 holes

Total trip generation, excluding special events, is expected to range from 300 to 350 trips per day. The submission estimates traffic generated by the existing residential use of the property to be 103 trips per day. The difference is then an additional 197 to 247 trips per day under the proposed private social club use.

However, the applicant proposes to limit the increase in trips to 200 in order to meet Palm Beach County Traffic Performance Standards (pg. 131)

The distribution of the increased traffic is estimated by the applicant as follows:

90 trips/day north of Mar-a-Lago

60 trips/day south of Mar-a-Lago crossing the bridge

50 trips/day south of Mar-a-Lago on Ocean Blvd. south of Southern Blvd.

The submission uses 7% as the factor translating daily trips to peak season-peak hour traffic. Therefore, a total of 14 additional trips are expected at peak hour -- 7 north of Mar-a-Lago, 4 across the bridge and 4 south on Ocean Blvd. south of Southern Blvd.

The discussion of traffic generation during special events is not addressed in the submission.

## COMPREHENSIVE PLAN CONSIDERATIONS

Section 6.40, Special Exception Uses, sub-item (f) (page 2066) of the Town's Zoning Ordinance requires that the proposed use will comply with all elements of the Comprehensive Plan.

The following statements, goals, objectives and policies need to be taken into account when considering whether or not the proposed Mar-A-Lago Club is consistent with the Town's Comprehensive Plan.

### COMPREHENSIVE PLAN ISSUES

### COMMENTARY

#### FUTURE LAND USE ELEMENT

Pg. I-4: "The three most basic land use protection strategies for Palm Beach are to:

- 0 ...
- 0 Control the pace, type, and intensity of redevelopment activity in older areas of town.
- 0 Encourage development and redevelopment at lower density levels than existing zoning allows.

Pg. I-5 and Policy 2.3 on page I-32 contain the following policy statement:

"To prevent critical and dangerous overuse of its streets, parking resources, public services and facilities, and damage to its historic character and to overall property values of the community, the Town will take all technical and administrative measures legally available, including the use of this Comprehensive Plan, to minimize the change or transition of existing low-density areas or structures to more intensive use patterns, and thereby lower the pattern of density, where possible, and to minimize tourism inflow."

Maximum development of the property, if approved under the Zoning Code, could allow the mansion and 11 additional units on the estate proper plus 2 unit on the beach side for a total of 14 units. The Town's Comp Plan and zoning equate one residential unit with 2 hotel units. Therefore, strictly in terms of density, a private club could contain 28 guest quarters and be considered as equivalent to the density allowed under current zoning.

Traffic generation is the primary indicator of intensity of use employed by the Town. The existing use of the estate has been estimated by the applicant to generate about 103 trips per day. The applicant has asserted that the previous use by Ms. Post generated about 210 trips per day.

In the event maximum development of the property were allowed, up to 350 trips could be expected to be generated on a daily basis.

Under the proposed private club use, the applicant has noted that the total trips per day would be limited to 303 in order to meet Palm Beach County traffic performance standards.



## COMPREHENSIVE PLAN ISSUE

Pg. I-18: Relative to appropriate uses in the Single-Family Land Use Category:

"... Public and private group uses, and cultural uses, are also permitted within this category on a limited basis."

Pg. I-29, Policy 1.1b, 1.1f, 1.1g and 1.2 relative to implementation of the Comprehensive Plan:

"1.1b Regulate the use of land and water consistent with this Element, ensure the compatibility of adjacent land uses, and provide for open space;"

## COMMENTARY

A private social club is a private group use and such a use on the Mar-a-Lago estate is consistent with this aspect of the Plan. The Zoning Ordinance, in implementing the Comp Plan, necessitates consideration by the Town Council, prior to approval of a special exception, thus assuring the Town that certain criteria and conditions are met, and limiting the extent to which private clubs are allowed in the R-AA Large Estate Residential District.

The most important consideration of this policy is that which speaks to ensuring compatibility with adjacent land uses. Adjoining land uses are comprised of residential estates across South Ocean Boulevard and residences adjoining Mar-a-Lago located on the south side of Woodbridge Road.

This requirement is addressed in the Town's Zoning Code as a requirement of item (d) under Sec. 6.40. Special exception use; and items (b) and (c) of Sec. 9.63 of the site plan review section of the Zoning Ordinance. Therefore, if the proposed use is found by the Town to be compatible under its review of the site plan and special exception, it will be consistent with this requirement of the Comprehensive Plan.

The applicant's submission notes on page 6 that landscaping along the northern boundary of the estate will be cultivated and enhanced to serve as a sound barrier for the benefit of Woodbridge residents. The applicant further states that if this proves inadequate, he will raise the height of the boundary wall if approved by the Town.

## COMPREHENSIVE PLAN ISSUE

"1.1f Ensure safe and convenient on-site traffic flow and vehicle parking needs; and,"

1.1.g "Provide that no development order or permit shall be issued which results in a reduction of services for the affected public facilities below the level of service standards adopted in this Comprehensive Plan."

1.2 "Conduct a staff review of each proposed new development or redevelopment project for the purpose of determining compliance with the Town's Code of Ordinances."

Pg. 1-33 & 34, Objective 5 and Policies 5.1a through 5.1j relates to ensuring availability of public facilities and services.

## COMMENTARY

This requirement is addressed in the Town's Zoning Code as a requirement of item (h) under Sec. 6.40. Special exception use; and item (c) of Sec. 9.63 of the site plan review section of the Zoning Ordinance. Therefore, if the proposed use is found by the Town to be compatible under its review of the site plan and special exception, it will be consistent with this requirement of the Comprehensive Plan.

The applicant has provided entry and exit circulation plans incorporating valet service (pg. 134), and has indicated that traffic control personnel should be used during special events (pg. 135).

In addition, unpaved parking areas with a stabilized base are proposed for overflow parking for special events (pg. 135).

This requirement will be met upon completion of the Town's Concurrency Review. In the event the Town determines that there are no level of service problems with respect to public facilities or services such as water, sewer, drainage, recreation or solid waste disposal, it appears this requirement will be met. Evaluation with regard to the proposed project's offsite upon traffic level of service will be discussed separately.

Such review is presently underway in conformance of this requirement of the Plan.

The Town's review of the site plan, special exception and concurrency aspects of the proposed use represent compliance with these requirements of the Plan.

## COMPREHENSIVE PLAN ISSUE

Pg. I-35, Policy 5.2 relative to implementing the Comprehensive Plan:

"Prior to the issuance of a development order or permit, the Town shall make and record a determination that the project provides open space, on-site traffic flow and parking commensurate with the requirements of the Town's land development regulations."

Pg. I-37, Policy 9.1 relative to protection of architecturally or historically significant resources:

"Continue to protect the Town's historically significant properties and aesthetic character through the active participation of the Architectural and Historic Landmarks Preservation Commissions in the development review and approval process, as authorized under..."

## COMMENTARY

The Town's review of the site plan, special exception and concurrency aspects of the proposed use represent compliance with these requirements of the Plan.

The special exception application contains a preservation plan. The Town's review of the application, determination as to the adequacy of the preservation plan, and acceptability of any effects of the proposal upon the Landmarked property will determine compliance with this requirement of the Plan.

The following table presents calculations for traffic concurrency for THE MAR-A-LAGO CLUB based upon the traffic counts taken by Keith & Schnars in March of 1993 and the revised design capacity for Southern Boulevard and South County Road as set forth in the most recent, (April, 1992) version of the FDOT LOS Standards and Guidelines Manual. The remaining capacity on A-1-A as of the 1993 peak-season is 349 trips. Assuming the representations contained within the application are correct, additional trips associated with the private club is nineteen. This is less than the capacity available; therefore, the proposed use, assuming traffic generation estimates by the applicant are accurate, would be consistent with the Town's traffic concurrency requirement.

	<u>NORTH OF CO. ROAD</u>	<u>SOUTH OF CO. ROAD</u>	<u>SOUTHERN BLVD.</u>	<u>AVERAGE</u>
HOURLY CAPACITY <sup>1</sup>	1,220	1,820	1,820	1,620
1993 COUNTS <sup>2</sup>	1,125	1,478	1,146	1,250
V/C RATIO	0.91	0.81	0.63	0.88
Reserved Capacity <sup>3</sup>				21
Total (1993 + Reserved Capacity)				1,271
Available Capacity				349
<u>The MAR-A-LAGO CLUB</u>				
Additional peak-season peak-hour trips per submission <sup>4</sup>				19

<sup>1</sup> Florida's LOS Standards and Guidelines Manual, FDOT, April, 1992

<sup>2</sup> 1993 Peak-Season PM Peak-Hour traffic counts, DRAFT submission to Town of Palm Beach, Keith and Schnars, March 25, 1993

<sup>3</sup> Based upon application of the 0.094 peak-hour peak season traffic generation factor to the following number of vacant, single-family platted lots:

From Gulfstream to So. County Rd. between So. County Rd. and So. Ocean Boulevard	2
From So. County Rd. to Southern Blvd. on the west side of A-1-A	4
From Southern Blvd. to Sloan's Curve West of A-1-A	10
East of A-1-A	5
Total	21

<sup>4</sup> 200 additional trips times 0.094 peaking factor. Peaking factor was determined by dividing the average of the 1993 peak-hour peak-season count for the three stations (1,250) by the 1993 24-hour average daily traffic count for the three stations (13,294). Note, applicant used a 0.07 peaking factor resulting in 14 additional trips.



**TRAFFIC CIRCULATION ELEMENT**

Pg. II-13, Policies 2.2, 2.2a and 2.2b relative to traffic flow, traffic generation and parking:

"2.2 Prior to the issuance of a development order or permit, the Town shall make and record a determination that:

2.2a The project provides for on-site traffic flow and vehicular parking commensurate with the requirements of the Town's land development regulations; and,

2.2b The traffic generation of the project will not reduce the level of service on roadways in the Town to a level of service category lower than that established in this Plan."

Policy 2.1 (pg. II-12) sets the LOS for A1A at "E".

This requirement is addressed in the Town's Zoning Code as a requirement of Item (b) under Sec. 6.40. Special exception use; and Item (c) of Sec. 9.63 of the site plan review section of the Zoning Ordinance. Therefore, if the proposed use is found by the Town to be compatible under its review of the site plan and special exception, it will be consistent with this requirement of the Comprehensive Plan. See commentary on FLU Policy 1.1b on page 5.

The following statements relate to traffic conditions and LOS considerations in the vicinity of the Mar-a-Lago property:

Pg. II-6: "Traffic volume data indicate that congestion (LOS "D" or worse) occurs along a few links of the roadway network during the peak winter tourist season between December and March. These links include portions of South Ocean boulevard north of Via Del Lago and north of El Vedado..."

Pg. II-7: Map II-2, TRAFFIC AND PARKING PROBLEM AREAS, identifies areas along South Ocean Boulevard, A1A, and Southern Boulevard subject to seasonal traffic problems. This area includes that in the vicinity of Mar-A-Lago.

Pg. II-10: "Consequently, in order to recognize the limited development potential of the little remaining vacant land in Palm Beach, the Town will adopt a Level of Service for A1A of "E" for the peak-season peak-hour. This is believed to be sufficient to accommodate the limited amount of residential growth expected during the planning period..."

The following table presents calculations for traffic concurrency for the proposed use based upon the traffic counts taken by Keith & Schnars in March of 1993 and the original design capacity for Southern Boulevard and South County Road used by the Town in its Comprehensive Plan and in assessing traffic concurrency. The remaining capacity on A-1-A as of the 1993 peak-season is 206 trips. Assuming the representations contained within the application are correct, 19 additional trips will be generated by the private club. This is less available capacity; therefore, assuming traffic generation estimates by the applicant are accurate, the proposal would meet the Town's traffic concurrency requirement.

	<u>NORTH OF CO. ROAD</u>	<u>SOUTH OF CO. ROAD</u>	<u>SOUTHERN BLVD.</u>	<u>AVERAGE</u>
HOURLY CAPACITY <sup>1</sup>	1,290	1,570	1,570	1,477
1993 COUNTS <sup>2</sup>	1,125	1,478	1,146	1,250
V/C RATIO	0.87	0.94	0.85	0.85
Reserved Capacity <sup>3</sup>				21
Total (1993 + Reserved Capacity)				1,271
Available Capacity				206

The MAR-A-LAGO CLUB

Additional peak-season peak-hour trips per submission<sup>4</sup> 19

<sup>1</sup> "Methodology for Traffic Concurrency Assessment", Adley, Brisson, Engman, Inc., 6/24/91

<sup>2</sup> 1993 Peak-Season PM Peak-Hour traffic counts, DRAFT submission to Town of Palm Beach, Keith and Schnars, March 25, 1993

<sup>3</sup> Based upon application of the 0.094 peak-hour peak season traffic generation factor to the following number of vacant, single-family platted lots:

From Gulfstream to So. County Rd. between So. County Rd. and So. Ocean Boulevard	2
From So. County Rd. to Southern Blvd. on the west side of A-1-A	4
From Southern Blvd. to Sloan's Curve West of A-1-A	10
East of A-1-A	5
Total	21

<sup>4</sup> 200 additional trips times 0.094 peaking factor. Peaking factor was determined by dividing the average of the 1993 peak-hour peak-season count for the three stations (1,250) by the 1993 24-hour average daily traffic count for the three stations (13,294). Note, applicant used a 0.07 peaking factor resulting in 14 additional trips.

**SANITARY SEWER, SOLID WASTE,  
DRAINAGE AND POTABLE WATER  
ELEMENT**

This Element contains policies relating to the issuance of development permits only if adequate public facilities and services are available concurrent with the project's impacts. These are all essentially individual restatements of the substance of Policies 5.1a-j of the Future Land Use Element.

The Town's review of the site plan, special exception and concurrency aspects of the proposed use will determine compliance with these requirements of the Plan.

**COASTAL MANAGEMENT AND CON-  
SERVATION**

Pg. V-22, Objective 9: "The Town shall protect and preserve prehistoric and historic resources..."

The special exception application contains a preservation plan. The Town's review of the application, determination as to the adequacy of the preservation plan, and acceptability of any effects of the proposal upon the Landmarked property will determine compliance with this requirement of the Plan.

This element contains restatements, under Policy 10.1 on page V-23, of the substance of Policies 5.1a-j of the Future Land Use Element relating to the availability of public facilities and services.

The Town's review of the site plan, special exception and concurrency aspects of the proposed use will determine compliance with these requirements of the Plan.

## PERMISSIBILITY OF "RESIDENT QUARTERS" FOR MEMBERS AND GUESTS--II

There are essentially two ways to look at the proposed use:

1. How the proposed use relates specifically to the text and content of the Zoning Code; and,
2. How the proposed use relates or compares with the existing character of use of the property.

### 1. TEXT AND CONTENT OF ZONING CODE

- A. Because the proposed use is for a private club, and the existing and historic use of the property has qualified as a residential use under the terms of the Zoning Code, it is clear that the proposed use represents a "change of use" under the Zoning Code. The very submission of an application for a special exception substantiates that the proposed use is different from the existing permitted use under the terms of the Zoning Code.

As a result of requesting a special exception to operate a private club, the applicant must comply with all aspects of the Zoning Code that apply to a private club or to accessory uses in the R-AA district.

The R-AA district allows "... accessory uses ... customarily incident to permitted or approved special exception uses..."

Therefore, if it is substantiated by the applicant, to the Town Council's satisfaction, that limited overnight accommodations, (resident quarters) for club members and their guests is customarily necessary to private clubs, such a use could be allowed in the Club, provided the special exception is approved.

B. However, there could be another interpretation. The definition of private club limits the provision of "living quarters" only to employees when the private club is located in a residential zoning district. The question is -- are the "resident quarters" proposed by the applicant "living quarters" as contemplated in the definition?

(1) If the answer is yes, then such quarters would not be allowed in a private club located in the R-AA district -- and the question as to whether or not a variance may be granted to allow "resident quarters" needs to be addressed.

(2) If the answer is no, then "resident quarters" could be allowed as discussed in the previous Section "A".

C. If the answer to the above question is "yes", can a variance to this prohibition be applied for?

I believe that the Ordinance can be interpreted to allow consideration of a variance to this provision.

I believe that the limitation on living quarters in the definition constitutes regulation of one particular aspect of a private club in certain zoning districts rather than defining the overall use, and, as such, is essentially a supplemental regulation for which a variance may be applied.

## 2. PROPOSED USE COMPARED WITH THE EXISTING USE

It has been stated in the applicant's submission that the operation of the proposed private club will be in the same or similar manner as Ms. Post originally used the estate -- i.e., as a place to live for several months of the year and entertain guests on a daily basis during the winter months. The applicant has also claimed that no new activity will occur that has not previously taken place under the existing zoning.

These factors, if substantiated, can be considered during the review of the special exception in determining the proposal's compliance with the various requirements of the special exception, including, for example, the project's impact upon, and compatibility with, surrounding properties.





# TOWN OF PALM BEACH

Planning, Zoning & Building Department

April 16, 1993

Paul Rampell, Esquire  
125 Worth Avenue  
Palm Beach, Florida 33480

Subject: Special Exception #11-93  
Private Club, Mar-A-Lago  
1100 South Ocean Boulevard

Dear Mr. Rampell:

In furtherance of my subject letter to you of April 12, 1993, please find enclosed the preliminary review of Mr. William F. Brisson, Adley Brisson Engman Inc., the Town's planning and zoning consultant, dated April 12, 1993 which we received today.

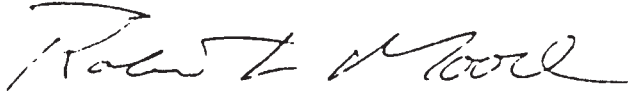
We are providing you copies of the aforementioned review so that you and your design professionals may address same in a timely fashion. As you are aware, the Mayor and Town Council have set a Special Town Council Meeting commencing at 9:30 a.m. on Thursday, May 13, 1993, in the Town Council Chambers, to hear this application. We therefore request that you submit your responses to the enclosed to this office prior to 5:00 p.m., Friday, April 30, 1993, in order that we may complete our review of the subject application, and in order that your application and responses may be available for review by interested persons.

Depending upon the nature and detail of your response to the enclosed, other questions may arise before and during the hearing of this application on May 13, 1993.

You and/or your design professionals are welcome to contact the authors of the enclosed comments directly in order to address their questions and/or concerns in an expeditious manner.

If we may be of any further assistance, please advise.

Sincerely,



Robert L. Moore  
Director of Planning, Zoning & Building  
RLM/wz

cc: Eugene Lawrence, Architect  
Robert J. Doney, Town Manager  
John C. Randolph, Town Attorney  
Joseph L. Terlizzese, Chief of Police  
Vincent K. Elmore, Chief of Fire-Rescue  
Al P. Dusey, Director of Public Works  
James Bowser, Town Engineer  
David C. Zimmerman, Assistant Building Official  
Tim Frank, Landmarks Preservation Coordinator  
SE file

PAUL RAMPPELL  
ATTORNEY  
125 WORTH AVENUE  
SUITE 202  
PALM BEACH, FLORIDA 33480-4466  
—  
(407) 833-1116  
FAX (407) 659-0105

April 29, 1993

HAND DELIVERY

David C. Zimmerman  
Assistant Building Official  
Building & Zoning Department  
Town of Palm Beach  
360 South County Road  
Palm Beach, FL 33480

Re: Special Exception Application of the Mar-a-Lago Club, Inc.

Dear Mr. Zimmerman:

In order to accommodate your request that we submit as soon as possible materials to directly supplement our Application for Special Exception No. 11-93, I deliver herewith revised Exhibits "A" and "B." As you will observe, these materials do not change our existing application but rather amplify and clarify it. If anything further is needed for your formal notice to neighbors, please advise me immediately.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul Rampell", written in a cursive style.

Paul Rampell

Enclosures

Exhibit "A" to Application  
for Special Exception No. 11-93 by The Mar-a-Lago Club, Inc.

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 3 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 on the West face of an existing seawall on the 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 1, Page 6, Palm Beach County Public Records; thence run South 0°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 R/W 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 concaved 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 concaved to the Northwest having a radius of 2869.03 feet and a central angle of 2°53'53" West for a distance of 127.27 feet to a point of compound curvature; thence continue Southwesterly along the arc of a curve, concaved to the Northwest having a radius of 158.68 feet and a central angle of 86°26'30" for a distance of 239.38 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, more or less;

and

The West one-half (W 1/2) of Lot 20 and the South 15 feet of the East one-half (E 1/2) of Lot 20 and the South 15 feet of the West one-half (W 1/2) of Lot 21, all in BINGHAM-COPP TRACT, a subdivision in the Town of Palm Beach, Palm Beach County, Florida, as recorded in Plat Book 18, Page 6, Palm Beach County Public Records, containing 0.1894 Acres, more or less;

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

The ocean parcel consisting of the South 358 feet of the North 403 feet of the South 1170 feet of Government Lot 2, Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida.

Exhibit "B" to  
Application for Special Exception No. 11-93  
by The Mar-a-Lago Club, Inc.

Compliance with Special Exception Requirements

In its conversion from a so-called Large Residential Estate to a private social club, the actual usage of Mar-a-Lago will not change. No new activity will occur which cannot, does not or has not taken place in the past under the existing zoning of this property. The applicant seeks no physical change whatsoever to the property (such as, for instance, the addition or demolition of any improvement).

A special exception, not a variance, is sought. Therefore, no hardship need be demonstrated. If the criteria for a special exception are met, the special exception must be granted and cannot be denied as a discretionary matter.

The conversion of Mar-a-Lago into a club is a special exception which complies with all requirements of Section 6.4 of Appendix A, "Zoning", Code of Ordinances of the Town of Palm Beach:

(a) The use is a permitted special exception as set forth in the Schedule of Use Regulations in Article 4.

(b) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

The eastern border of Mar-a-Lago is contiguous to South Ocean Boulevard. The western border faces Lake Worth. The southern side of the property runs along Southern Boulevard. Thus, three of Mar-a-Lago's four boundaries have roadways and/or water to protect the public's health, safety, welfare and morals.



The northern border of Mar-a-Lago abuts the rear yards of a few residences on Woodbridge Road but contains a perimeter wall and vegetation. This landscaping will be cultivated and enhanced to serve as a barrier for the benefit of Woodbridge residents. If after a reasonable period of time (not to exceed two years) this vegetational buffer proves inadequate, the boundary wall will be extended (westward to Lake Worth) and increased in height (to the maximum possible) with appropriate governmental approval.

777 The Club, as a proposed use, is designed and will be operated in a manner similar to other clubs in Palm Beach as demonstrated by the Articles of Incorporation, By-Laws and Rules of The Mar-a-Lago Club, Inc. set forth in Chapter Ten of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan. Therefore, the effect of this usage will be no different than other existing clubs, including The Bath & Tennis Club directly across the street.

(c) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

Residents of Woodbridge Road, 1125 South Ocean Boulevard and members of The Bath & Tennis Club, Inc. will have club privileges without paying membership fees. These privileges should increase the value of neighboring properties.

(d) The use will be compatible with adjoining development and the intended purpose of the district in which it is located.

The use of Mar-a-Lago is complimentary and consistent with The Bath & Tennis Club, Inc. located in this identical district across the street. Clubs are intended uses of District R-ÅÅ, "Large Estate Residential," since they are explicitly named as Special Exception Use No. 5, "Private social, swimming, golf, tennis and yacht clubs."

(e) The use will comply with yard, other open space, and any special requirements set out in the Schedule of District Regulations for the particular use involved.

The use of a club at Mar-a-Lago meets the lot minimums by area, width and depth; maximum and minimum density; yard minimums; and bulk criteria for the R-AA District or is otherwise grandfathered since improvements were constructed in 1927.

(f) The use will comply with all elements of the Comprehensive Plan.

The adaptive reuse of the Mar-a-Lago Club conversion is an innovative approach to preservation endorsed in the Comprehensive Plan: Town of Palm Beach by Adley Brisson Engman, Inc. The private group use is expressly permissible. Club usages are recognized as important for recreation, open space and conservation. The special exception use of clubs in the R-AA, Large Estate Residential, zoning district is incorporated by reference into the Comprehensive Plan.

(g) The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

The eastern border of Mar-a-Lago is contiguous to South Ocean Boulevard. The western border faces Lake Worth. The southern side of the property runs along Southern Boulevard. Thus, three of Mar-a-Lago's four boundaries have roadways and/or water to protect the public's health, safety, welfare and morals.

The northern border of Mar-a-Lago abuts the rear yards of a few residences on Woodbridge Road but contains a perimeter wall and vegetation. This landscaping will be cultivated and enhanced to serve as a barrier for the benefit of Woodbridge residents. If after a reasonable period of time (not to exceed two years) this vegetational buffer proves inadequate,

the boundary wall will be extended (westward to Lake Worth) and increased in height (to the maximum possible) with appropriate governmental approval.

The Club, as a proposed use, is designed and will be operated in a manner similar to other clubs in Palm Beach as demonstrated by the Articles of Incorporation, By-Laws and Rules of The Mar-a-Lago Club, Inc. set forth in Chapter Ten of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan. Therefore, the effect of this usage will be no different than other existing clubs, including The Bath & Tennis Club directly across the street.

Residents of Woodbridge Road, 1125 South Ocean Boulevard and members of The Bath & Tennis Club, Inc. will have club privileges without paying membership fees. These privileges should increase the value of neighboring properties.

The use of Mar-a-Lago is complimentary and consistent with The Bath & Tennis Club, Inc. located in this identical district across the street. Clubs are intended uses of District R-AA, "Large Estate Residential," since they are explicitly named as Special Exception Use No. 5, "Private social, swimming, golf, tennis and yacht clubs."

(h) Adequate ingress and egress to the property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Adequate ingress and egress as well as the mechanics of valet service are diagrammatically demonstrated in Chapter Nine, "Traffic Analysis," of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan. By changing traffic through the main entrance to two (2) lanes of inflow, changing traffic on the north road (formerly service) to two (2) lanes

of outflow and activating the Southern Boulevard accessway, ingress and egress, traffic flow and control and emergency access will be superior to historically-accepted arrangements. Parking and loading areas are shown in Drawing No. 4, "Parking Plan & Landscape Element" within Chapter Eleven of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan.

Automobiles shall be parked in the area identified as Phase A of the Parking Plan until such area is full, then Phase B until such area is full, and then Phase C if the need arises. Grass paver blocks and/or soil stabilization shall be installed in Phases B (and C, if necessary) and along both sides of the cart path.

The 112 paved parking spaces in Phases A and B will be sufficient for the routine, day-to-day use of the Club by members and guests. The 140 spaces in Phase C will be needed for overflow parking at special events. Membership shall be limited so that at least one (1) parking space per four (4) members is available.

(i) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact, will be compatible and in harmony with properties in the district.

No new signs and/or exterior lighting are proposed. Existing signs and lighting have been long-established as exemplary in this neighborhood. The vegetation and wall barrier on the northern border of Mar-a-Lago will protect Woodbridge residents from glare, traffic safety and economic impact. Guest privileges for residents of Woodbridge Road and 1125 South Ocean Boulevard confer a positive economic benefit upon these neighbors.

(j) The location, availability and compatibility of utility service for the use will be satisfactory to insure health and safety.

(k) The refuse and service areas for the use will not adversely affect automotive

and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

Since refuse and service areas for the Club will be located on Southern Boulevard, these activities will be far-removed from automobile and pedestrian movement involving members and guests and will facilitate internal and external traffic flow as well as emergency access. The relocation of the service drive to Southern Boulevard will improve safety, convenience, and emergency access over prior, long-accepted conditions.

(l) The proposed use will not attract the principal portion of its customers/clients from off-island locations.

At least fifty percent (50%) of the members of the Club will consist of individuals who maintain residences in the Town of Palm Beach or have places of employment located in the Town.

(m) Adequate landscaping and screening is provided as required.

See Chapter Six of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan.

The eastern border of Mar-a-Lago is contiguous to South Ocean Boulevard. The western border faces Lake Worth. The southern side of the property runs along Southern Boulevard. Thus, three of Mar-a-Lago's four boundaries have roadways and/or water to protect the public's health, safety, welfare and morals.

The northern border of Mar-a-Lago abuts the rear yards of a few residences on Woodbridge Road but contains a perimeter wall and vegetation. This landscaping will be cultivated and enhanced to serve as a barrier for the benefit of Woodbridge residents. If after a reasonable period of time (not to exceed two years) this vegetational buffer proves inadequate,



the boundary wall will be extended (westward to Lake Worth) and increased in height (to the maximum possible) with appropriate governmental approval.

(r) The proposed use will not place a greater burden, than would be caused by a permitted use, on municipal police services due to increased traffic, or on fire protection services due to the existence of, or increased potential for, fire/safety code violations.

All activities in the club use (e.g., dinners, parties, etc.) are presently permitted under the present zoning classification of Mar-a-Lago and therefore the burden on police and fire protection services will not change. Nevertheless, the Mar-a-Lago Club will employ off-duty traffic police to supervise traffic for dining and special events. The fire protection systems at the Club will be significantly upgraded by, among other things, the installation of a state-of-the-art interior sprinkler system.

A site plan is submitted simultaneously herewith in accordance with Section 9.60 of Appendix A of the Code of Ordinances and consists of a current survey of Mar-a-Lago and site drawings.

The Mar-a-Lago Club: A Special Exception Use and Preservation Plan by Eugene Lawrence, Architect, Joseph B. Pollock, Jr., P.E. and Paul Rampell, Esq. has been filed with the Town of Palm Beach simultaneously herewith and is incorporated in its entirety into this Application by reference.

PAUL RAMPPELL  
ATTORNEY  
125 WORTH AVENUE  
SUITE 202  
PALM BEACH, FLORIDA 33480-4466  
(407) 833-1118  
FAX (407) 659-0105

April 29, 1993

RECEIVED

APR 30 1993

TOWN OF PALM BEACH  
BUILDING & ZONING

RECEIVED

APR 30 1993

TOWN OF PALM BEACH  
BUILDING & ZONING

HAND DELIVERY

Town of Palm Beach  
Building and Zoning Department  
360 South County Road  
Palm Beach, FL 33480

Attn: Robert L. Moore  
Building Official

Re: Special Exception Application of The Mar-a-Lago Club, Inc.

Dear Mr. Moore:

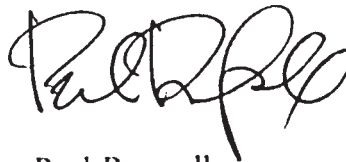
In response to your letters of April 12, 1993 and April 16, 1993 regarding the Application for Special Exception No. 11-93 by the Mar-a-Lago Club, Inc., I enclose the following materials:

1. Addendum dated April 29, 1993 to Application for Special Exception No. 11-93 by the Mar-a-Lago Club, Inc. and The Mar-a-Lago Club: A Special Exception Use and Preservation Plan;
2. Six (6) originals of an aerial survey of the ocean parcel at Mar-a-Lago dated January 1993 by Hutcheon Engineers, File Drawing No. 93-7489.00 (Sheet 1A);
3. Six (6) sets of a revised Parking Plan and Landscape Enhancement (Site Drawing No. 4), Critical Room Plan, Main Floor (No. 10), Critical Room Plan, Second Floor (No. 11), and Site Plan (No. 12);
4. Landscaping plan (to protect Woodbridge residents) by Blakely and Associates, Landscape Architects and Planners, Inc. dated April 26, 1993;
5. Letter dated April 27, 1993 from Eugene Lawrence of The Lawrence Group to Harry P. Ackerman, Chief Building Inspector;

6. Letter dated April 28, 1993 from Eugene Pandula of Pandula Architects to Harry P. Ackerman, Chief Building Inspector;
7. Memoranda dated April 29, 1993 from Joseph B. Pollock, Jr., P.E., to each of J.L. Terlizzese, Chief of Police, Albert P. Dusey, Director of Public Works and A. Jeffery Weldner of Frederick R. Harris, Inc.; and
8. Letter dated April 28, 1993 from Robert C. Pitchford, P.E. to Albert P. Dusey, Director of Public Works (which contains recommendations that the Club will follow).

As you will observe, all of the above materials are restrictive of the application which we filed on March 12, 1993. Please be advised that we shall now take the legal position that our application for the conversion of Mar-a-Lago into a private social club is complete in each and every respect since it meets -- and even exceeds -- the special exception criteria in the Code of Ordinances. I do hope that you agree.

Very truly yours,



Paul Rampell

Enclosures

cc: John C. Randolph, Esq.  
The Honorable Nancy S. Douthit  
The Honorable Paul R. Ilyinsky  
The Honorable Michele Royal  
The Honorable Lesly S. Smith  
The Honorable M. William Weinberg  
The Honorable Hermine L. Wiener

ADDENDUM  
TO  
THE MAR-A-LAGO CLUB:  
A SPECIAL EXCEPTION USE  
AND  
PRESERVATION PLAN

RECEIVED  
APR 30 1993  
TOWN OF PALM BEACH  
BUILDING & ZONING

Eugene Lawrence  
Joseph B. Pollock, Jr.  
Paul Rampell, Esq.

ADDENDUM

TO

THE MAR-A-LAGO CLUB: A SPECIAL  
EXCEPTION USE AND PRESERVATION PLAN

AND

APPLICATION FOR SPECIAL EXCEPTION NO. 11-93  
BY THE MAR-A-LAGO CLUB, INC.

DATED: APRIL 29, 1993



## CHAPTER ONE

### THE MAR-A-LAGO CLUB INTRODUCTION

1. Donald J. Trump shall continue to pay any and all real property taxes, maintenance costs, insurance premiums and similar expenses to the extent The Mar-a-Lago Club, Inc. is unable to meet such obligations.

2. The Applicant and Mr. Trump shall enter into a binding, recordable agreement with the Town of Palm Beach to insure compliance by the Club with representations herein regarding preservation, parking, traffic, unity of title, compliance with various governmental requirements and related matters.

3. Mr. Trump and/or the Applicant within a reasonable period of time shall voluntarily make an income tax deductible donation of preservation easements covering the Critical Features identified in Chapter Three to a government unit or a charitable organization as defined in Sections 501(c)(3), 509(a)(2) or 509(a)(3) of the Internal Revenue Code.

4. Membership in the Club shall be limited to that number necessary to meet traffic limitations imposed by Palm Beach County and the Town of Palm Beach.

5. Landscaping along the northern boundary of the Mar-a-Lago estate will be cultivated and enhanced to serve as a barrier for the benefit of Woodbridge residents. If after a reasonable period of time (not to exceed two years) this vegetational buffer proves to be inadequate, the boundary wall will be extended (westward to Lake Worth) and increased in height (to the maximum possible) with appropriate governmental approval.

## NOTE

The Addendum contains information supplementary to certain chapters in The Mar-a-Lago Club: A Special Exception Use and Preservation Plan filed with the Town of Palm Beach on March 12, 1993. Changes are based upon constructive comments made by Mar-a-Lago's neighbors, Town of Palm Beach Councilmembers and staff, experts, preservation authorities, residents and interested parties. All modifications are restrictive of the Application for Special Exception No. 11-93. If anything in the Addendum is inconsistent with other submitted materials, Addendum provisions shall control.

## CHAPTER TWO

### PRINCIPLES OF PRESERVATION

The following is added to Principle II:

"No selective restriction shall be permitted which would create an architectural form which never existed in the past."

In Principle IX, the phrase "further the original conceptions of" shall be replaced with the phrase "maintain the integrity of creations by."

Principle X is deleted and the following inserted in lieu thereof:

"In addition to the foregoing, the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, as amended from time to time, shall be strictly adhered to subject to applicable governmental regulations."

CHAPTER THREE  
CRITICAL FEATURES

The following shall be added to Item 10, "Mansion Rooms":

(v) upper and lower cloisters, (w) north and south second floor corridors and  
overlooks," and (x) all stairways."

CHAPTER EIGHT

ARTICLES OF INCORPORATION,  
BY-LAWS AND RULES  
OF  
THE MAR-A-LAGO CLUB, INC.

In Article VIII, Section 5, "Eight" is corrected to "Two."



CHAPTER NINE  
TRAFFIC ANALYSIS

Because modifications to various parts of this Chapter were made, the Traffic Analysis is set forth in its entirety.

## TRAFFIC ANALYSIS

By: Joseph B. Pollock, Jr., P.E.  
Kimley-Horn and Associates, Inc.

### INTRODUCTION

The proposed Club at Mar-A-Lago is a planned use of the existing Mar-A-Lago mansion and grounds in a manner similar to which Ms. Marjorie Merriweather Post originally used the estate. A private club is proposed for the property which would have a limited membership. The owner and guest rooms of the mansion will be used for members and/or their guests. Food service would be provided for the guest rooms on an as needed basis and limited lunch and dinner service for non-resident members and their guests. The tennis court and the nine-hole golf course would be available for members and their guests as would use of the pool and a spa. Access for the development would be onto Ocean Boulevard.

Kimley-Horn and Associates, Inc. was retained to prepare a trip generation traffic impact analysis for the proposed club. The study was conducted using criteria and techniques consistent with the 1992 Traffic Performance Code of Palm Beach County.

### PLANNING DATA

#### Proposed Club Use

Data concerning the proposed use of the property as a private club was provided by the Lawrence Group, Jim Griffin, and Paul Rampell. The club will have the following use characteristics:

Guest Rooms	10 Units
Dining Room Seating	75 People
Staff	70 Persons
Tennis Court	1 Court
Pool	1
Spa	3,500 Sq.Ft.
Golf Course	9 Holes (Limited Layout)

Use of the club facilities will be limited to club members and their guests. The guest rooms are anticipated to function, for purposes of traffic analysis, as exclusive resort hotel rooms. None of the guest rooms will have their own food preparation facilities, therefore dining will be limited to room service type meals for dining within the them or to seating in the dining room which is a part of the club. The dining room will have regular seating for approximately 75 people. Special events may be held with dining for more than 75 people through special use of auxiliary rooms and verandas.

The club is planned to operate with a staff of 70 persons including grounds personnel. Even though there are servant quarters on the property, essentially all staff will reside off the property. It is possible that the club may choose to transport the majority of staff to the property using a shuttle van from a parking facility west of the Intracoastal Waterway.

The use of the dining facilities will be limited to activities planned to meet the needs of the membership as well as the activity level of the members. Lunch and/or dinner may not be provided everyday depending upon the needs and usage of the club membership. Several other existing clubs within the Town of Palm Beach do not serve lunch and/or dinner everyday during the winter season. A copy of a schedule for an existing club is attached as Exhibit "A".

### **Ms. Marjorie Merriweather Post's Use**

Ms. Post used Mar-A-Lago as a residence during the winter months of the year and as a place to entertain her house guests and other guests who were invited on a daily basis. According to Jim Griffin, Ms. Post typically had numerous house guests residing in the 9 guest quarter units which exist in the mansion. In addition, she invited other people to the mansion on a daily basis for lunch, teas, and/or dinner. It was not uncommon for her to have all 9 guest quarters full and for her to have 20 to 40 people in for tea or lunch and other 50 to 60 people in for dinner on a daily basis. In addition, larger events were held on weekends, special occasions or for benefits.

Ms. Post had a full-time staff of 70 people who worked at the estate. Typically, only 60 or so worked on any given day. Approximately half of the staff lived in staff quarters at the estate.

### **Mr. Donald Trump's Use**

Mr. Trump uses the estate in much the same manner as Ms. Post but the activity level is less intensive according to Jim Griffin. During the winter months, the owner's quarters are used very extensively but not necessarily everyday. The guest quarters are typically used at the fifty percent level through the season. A staff of 25 people maintains the grounds the year round and meets the needs of the owners and guests during the season. In addition, Mr. Trump and/or his guests have visitors in for the day or evening on a regular basis. If he so desired, Mr. Trump could increase the intensity of his usage to Ms. Post's level easily and without any zoning change.

## TRIP GENERATION

### Proposed Club Use

The trip generation potential for the proposed club was developed based upon characteristics and usage of the proposed club. Trip generation rates of private clubs of the type proposed for the site are not documented in data published by Palm Beach County or the Institute of Transportation Engineers. There is a very limited amount of data published by the Institute of Transportation Engineers (ITE) which is for one Elks Club in California. It is not envisioned that the private club proposed for Mar-A-Lago would be anything like an Elks Club. Consequently, those data are not valid for use. The number of guest rooms, lunch and dinner activity, number of staff, service and deliveries as well as other member activity on a weekday basis have been used to determine the trip generation potential of the proposed club.

The 10 member/guest rooms as stated previously are assumed to function much like a resort hotel for trip generation purposes. The official hotel trip generation rate of Palm Beach County is 8.7 daily trips per hotel room. The ITE documents indicate that a resort hotel generates approximately 10 trips per day per occupied room. Both the Palm Beach County hotel rate and the ITE resort hotel rate include all trips even those generated by staff, deliveries and others coming to the hotel for dining or meetings. Based upon trip purpose data from Broward County, approximately 50 percent of a hotel's trips are related to staff, deliveries, and persons other than registered hotel guests using the facility. Consequently, we have used the resort hotel rate of 10 trips per hotel room but have reduced it by 50 percent since we are generating trips for staff, service vehicles and others separately. Exhibit "B" is a copy of the Broward County trip rates by trip purpose.

A staff of 70 persons is proposed to operate the club in much the same manner as Ms. Post did. For purposes of this analysis, we have assumed that each staff person will come to the site to work and then leave at the end of his or her shift. Thus, each staff person would generate two trips per day. It may be that some staff members will carpool or otherwise ride to work together

and the club may decide to operate a shuttle bus between Mar-A-Lago and a remote location to minimize parking and traffic demands of the estate. These considerations have not been included in this analysis.

Service and deliveries of goods and materials to the club are estimated to average 10 vehicles per day. Two trips per vehicle would be assumed.

Dining at the club would consist primarily of club members using the club for lunch in conjunction with use of the club's other facilities and/or attending dinner in the evenings. The club will have 75 seats available for dining. The Club is expected to serve lunches for 60 percent of its total 75 seating capacity on the average. Thus, 45 lunches would be served on a daily basis with 35 of the lunches being consumed by members driving to the club and 10 lunches being consumed by persons from the 10 member/guest rooms at the club. An automobile occupancy of two persons per car is expected for members and/or their guests arriving for lunch. For dinner, the club expects to have all 75 seats filled. Approximately 20 of the 75 seats are expected to be filled by persons occupying the guest rooms at the club. As with lunch, an automobile occupancy of two persons per car is expected for club members and/or their guests arriving for dinner.

Since the club will be open before and after lunch for tennis, golf, spa or other use, it is anticipated that club members and/or their guests will utilize the club's facilities. Another 20 to 25 members are expected to use the club's facilities without having lunch or dinner. For purposes of this analysis, we have assumed that 25 members other than those having lunch or dinner would use the club on an average weekday. For these trips, an automobile occupancy of one person per car is assumed.

Although the Club extends privileges to residents of Woodbrige Road, 1125 South Ocean Boulevard and the Bath and Tennis Club, these individuals will not park at Mar-A-Lago since they easily can walk and should not impact either traffic or parking.



Based upon the assumptions discussed above, the trip generation potential of the proposed club was determined. A summary of the determination is presented in Table 1. As can be seen in Table 1, the total daily trip generation is 350 daily trips.

**TABLE 1  
DAILY TRIP GENERATION  
PROPOSED CLUB**

Activity or Use	Quantity	Daily Trip Rate	Daily Trips
Guest Rooms	10	.5 x 10 trips/unit	50
Staff	70	2 trips/person	140
Service Vehicles	10	2 trips/vehicle	20
Lunch	35	2 trips/2 persons	35
Dinner	55	2 trips/2 persons	55
Other Use	25	2 trips/person	50
<b>Total</b>			<b>350</b>

If the proposed club were to be operated with a shuttle bus or van for 40 percent of the staff, the vehicular trips made by staff would be reduced. A shuttle, if operated, would transport staff from a parking facility west of the Intracoastal Waterway to Mar-A-Lago and thereby reduce parking demands at Mar-A-Lago. Table 2 presents a summary of the daily trip generation of the proposed club with a staff shuttle. As can be seen in Table 2, the total trip generation is 302 daily trips.

Alternatively, the club may limit seating in the dining area to 50. A reduced dining area would reduce staff demands lightly and also reduce total daily traffic. Table 2 presents a summary of the daily trip generation of the proposed club with reduced dining. The total daily trip generation is 300 trips as can be seen in Table 3.

**TABLE 2  
DAILY TRIP GENERATION  
PROPOSED CLUB WITH STAFF SHUTTLE**

Activity or Use	Quantity	Daily Trip Rate	Daily Trips
Guest Rooms	10	.5 x 10 trips/unit	50
Staff	70 - 30 = 40	2 trips/person	80
Service Vehicles	10	2 trips/vehicle	20
Lunch	35	2 trips/2 persons	35
Dinner	55	2 trips/2 persons	55
Other Use	25	2 trips/person	50
Shuttle Runs	6	2 trips/run	12
Total			302

**TABLE 3  
DAILY TRIP GENERATION  
PROPOSED CLUB WITH REDUCED DINING  
(50 Seats)**

Activity or Use	Quantity	Daily Trip Rate	Daily Trips
Guest Rooms	10	.5 x 10 trips/unit	50
Staff	60	2 trips/person	120
Service Vehicles	10	2 trips/vehicle	20
Lunch	20	2 trips/2 persons	20
Dinner	40	2 trips/2 persons	40
Other Use	25	2 trips/person	50
Total			300

### Ms. Marjorie Merriweather Post's Use

The trip generation potential of the estate's use by Ms. Post was estimated in the same manner as that used for the proposed club. The differences are very small with the exception of staff as can be seen in Table 4.

**TABLE 4  
DAILY TRIP GENERATION  
MS. POST USE OF MAR-A-LAGO**

Activity or Use	Quantity	Daily Trip Rate	Daily Trips
Owners Suite	1	10 trips/unit	10
Guest Rooms	9	.5 x 10 trips/unit	45
Staff	30	2 trips/person	60
Service Vehicles	10	2 trips/vehicle	20
Day Visitors	20	2 trips/2 persons	20
Evening Visitors	55	2 trips/2 person	55
Total			210

Since Ms. Post lived at Mar-A-Lago, the trip generation rate for her suite was assumed to be similar to a single-family residence. The guest rooms were assumed to be similar to a resort hotel. As stated in the planning data, approximately one-half of the staff resided on the estate in servant quarters provided by Ms. Post. Ms. Post typically entertained other invited guests during the day in addition to her house guests. We have estimated that level of average daily activity to be 20 persons in addition to house guests. Evening dinners typically included 75 persons with 55 of those persons being persons other than house guests. Service and delivery vehicles were assumed to be approximately 10 per day. As can be seen in the summary presented in Table 4, the total trip generation potential of the previous use of the estate is 210 daily trips.

**Mr. Donald Trump's Use**

Donald Trump uses Mar-A-Lago much the same as Ms. Post but the activity is slightly less intensive. The estate does not presently experience the same level of guest activity or have as many staff as Ms. Post did when she used Mar-A-Lago. The trip generation potential of Mr. Trump's use of the property is summarized in Table 5, the daily trips associated with the existing use by Mr. Trump and his guests totals 103. Exhibit "C" contains a list of employees or persons who are at Mar-A-Lago on a daily basis.

**TABLE 5  
DAILY TRIP GENERATION  
EXISTING TRUMP USE OF MAR-A-LAGO**

<b>Activity or Use</b>	<b>Quantity</b>	<b>Daily Trip Rate</b>	<b>Daily Trips</b>
Owners Suite	1	10 trips/unit	10
Guest Rooms	5	.5 x 10 trips/unit	25
Staff	25	2 trips/person	50
Service Vehicles	6	2 trips/vehicle	12
Day/Evening Visitors	6	2 trips/2 persons	6
Total			103

**Trip Generation Difference**

As can be seen in Tables 1, 2, and 3, the proposed club will generate between 300 and 350 daily trips. The trips associated with Ms. Post's use totalled 210 daily trips while Mr. Trump's current use generates approximately 103 daily trips. Based upon discussions with the Town of Palm Beach staff as well as the staff of Palm Beach County, Mr. Trump's existing use should be

the benchmark against which the proposed club should be measured for concurrency purposes. Thus, the proposed club will generate 197 to 247 more daily trips than Mr. Trump's existing use. The increase in trips (from 197 to 247) is subject to concurrency. To meet the requirements of the Palm Beach County Traffic Performance Standards, the traffic increase should be limited to 200 daily trips. To accomplish this, the club shall at all times either (a) utilize a shuttle van to transport some of its staff to Mar-A-Lago from a remote site, or (b) reduce seating in the dining area.

Based upon observed traffic characteristics of the Bath and Tennis Club, a total of 302 daily trips for the proposed Mar-A-Lago Club translates to a potential club membership of 1,007. Club membership shall not exceed this number. Exhibit "D" contains a computation of the potential club membership calculation.

## **TRAFFIC ASSIGNMENT**

The assignment of traffic from the proposed club at Mar-A-Lago as well as traffic from the existing use would be essentially the same. Approximately, 45 percent of the trips would load to the north on Ocean Boulevard with the remaining 55 percent loading to the south on Ocean Boulevard. Of the 55 percent loading south on Ocean Boulevard, 25 percent would continue south on Ocean Boulevard south of Southern Boulevard while the other 30 percent would travel west on Southern Boulevard across the Intracoastal Waterway.

The Traffic Performance Standards of Palm Beach County require that only the increase in trips are subject to the performance standards. Of the 200 additional trips, 90 trips would impact Ocean Boulevard north of Mar-A-Lago and 110 daily trips would impact Ocean Boulevard south of Mar-A-Lago to Southern Boulevard crossing the Intracoastal Waterway. The additional traffic impact on Southern Boulevard would be 60 daily trips while the remaining 50 daily trips would travel south on Ocean Boulevard south of Southern Boulevard.

Since many of the staff for the proposed club are expected to live west of the Intracoastal Waterway and travel to the Mar-A-Lago Club via Southern Boulevard, the majority of staff should utilize the Southern Boulevard service entrance for access to the property. This will reduce traffic impacts on Ocean Boulevard north of Southern Boulevard.

#### **COMPLIANCE WITH COUNTYWIDE TRAFFIC PERFORMANCE STANDARDS**

Since the increase in trips is 200 daily trips or less, the radius of influence is only the directly accessed link. Thus, only Ocean Boulevard north and south of the site needs to be evaluated relative to the Traffic Performance Standards. That roadway section is presently over capacity but was also over capacity when the comprehensive plan of Palm Beach County was adopted. Since the roadway was over capacity when the County adopted its comprehensive plan, the traffic performance standards allow a minimal additional impact (1 percent of 13,700) by a project such as the proposed club. The 110 trips per day impact is less than the allowable 1 percent impact volume of 137 trips. Thus, the proposed club complies with the traffic performance standards ordinance.

#### **COMPLIANCE WITH TOWN OF PALM BEACH CONCURRENCY REQUIREMENTS**

A review of 1993 peak season traffic count data was undertaken to determine compliance with the Town's concurrency requirements. Based upon Table 6, the proposed club complies with the concurrency requirements of the Town.



**TABLE 6**  
**OCEAN BOULEVARD/A1A PEAK SEASON, PEAK HOUR**  
**CONCURRENCY EVALUATION**  
**MAR-A-LAGO CLUB**

	North of County Road	South of County Road	South of Southern Boulevard	Average
Capacity	1,290 <sup>1</sup>	1,570 <sup>1</sup>	1,570 <sup>1</sup>	1,477 <sup>1</sup>
1993 <sup>2</sup>	1,125	1,478	1,146	1,250
Reserved Capacity				23 <sup>1</sup>
Total (1993 + Reserved)				1,273
Available Capacity				204
Mar-A-Lago Club Additional Traffic <sup>3</sup>				18

Sources

- <sup>1</sup> "Methodology for Traffic Concurrency Assessment", Adley, Brisson Engman, Inc., June 24, 1991.
- <sup>2</sup> Table C from March 25, 1993 letter to Mr. James Bowser regarding Updated Town of Palm Beach Traffic Counts for 1993.
- <sup>3</sup> Estimated by Kimley-Horn to be 9 percent of 200 additional daily traffic generated by proposed Mar-A-Lago Club.

**CONCLUSION**

As demonstrated by this report, the proposed club at Mar-A-Lago complies with the Countywide Traffic Performance Standards of Palm Beach County. Further, the proposed Club complies with the Town of Palm Beach concurrency requirements based upon 1993 peak season volumes.

## SITE ACCESS AND ON-SITE TRAFFIC CIRCULATION

An evaluation of site access and on-site traffic circulation was undertaken to minimize any congestion which the proposed club might cause on Ocean Boulevard. During special events at Mar-A-Lago recently, there has been some congestion caused on Ocean Boulevard which can be avoided with proper operation and management. To address the situation conceptual plans were developed depicting the existing use, typical daily club use, and special events at the club.

Figure 1 depicts the existing circulation plan. The existing main entrance on Ocean Boulevard is used by the owner and the owner's guests for entry and exit. The primary service access is at the northern driveway on Ocean Boulevard and is used for both entry and exit for staff and service vehicles. A secondary service entry and exit also exists on Southern Boulevard. If the Palm Beach Town Council deems it appropriate, an exit-only gate can be created west of the present Southern Boulevard service accessway. This gate, which would be aesthetically identical to the existing gate, will make it easier for service vehicles to exit the property and involves minimal change.

Figure 2 depicts the circulation plan for the proposed club use on a typical day. The existing main entrance would be utilized for two lanes of inbound traffic for members and their guests. The two lanes would be served by separate valet drop points. One drop would be under the porte cochere while the second drop would be on the traffic circle. The existing northern service entrance and exit would be converted to two lanes for exit only by members and guests. Valet pick-up would be accomplished in the parking area north of the traffic circle. All service and staff would enter and exit via the Southern Boulevard service entry and exit.

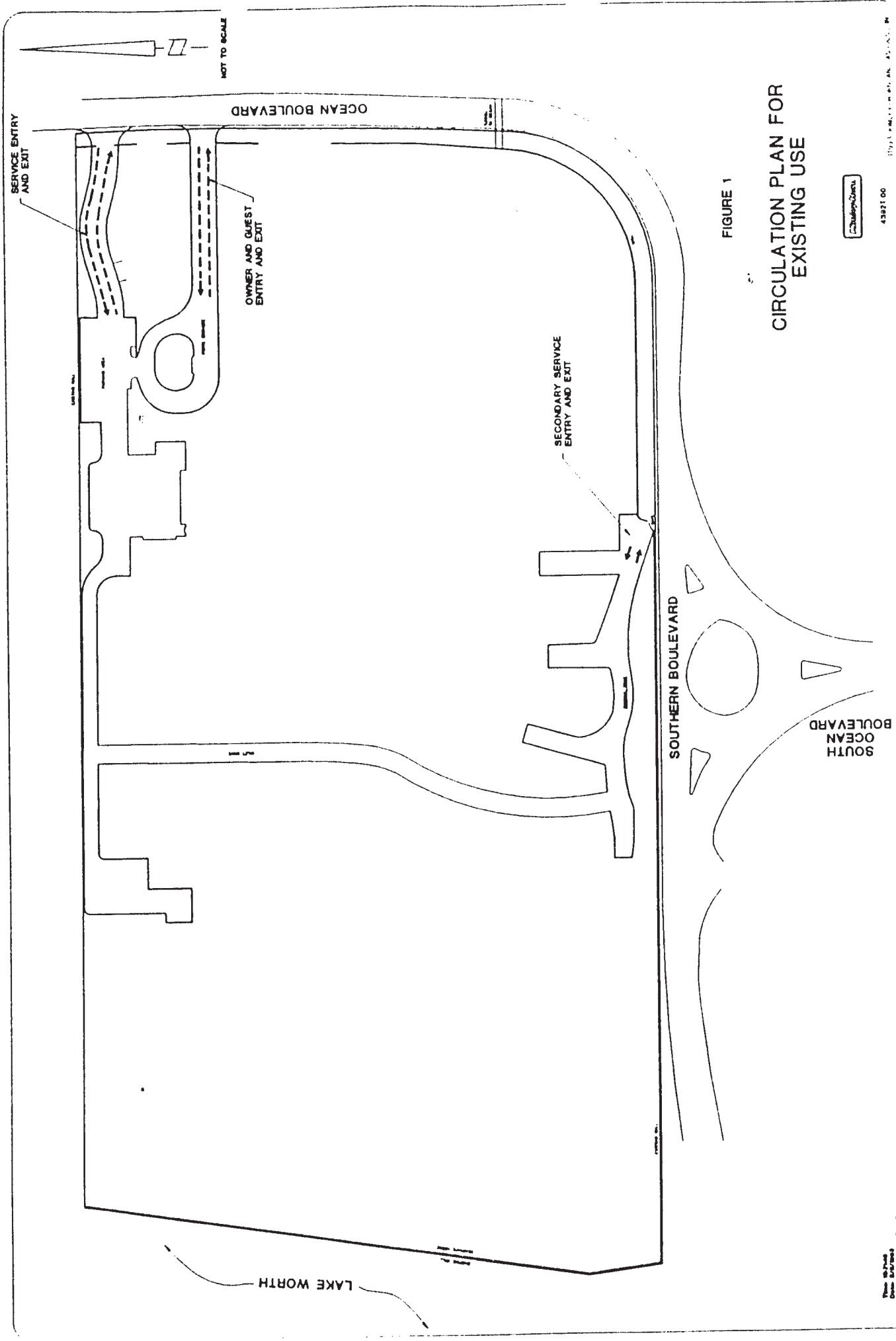


FIGURE 1  
 CIRCULATION PLAN FOR  
 EXISTING USE



43921 00

Plan No. 43921  
 Drawing for circulation plan

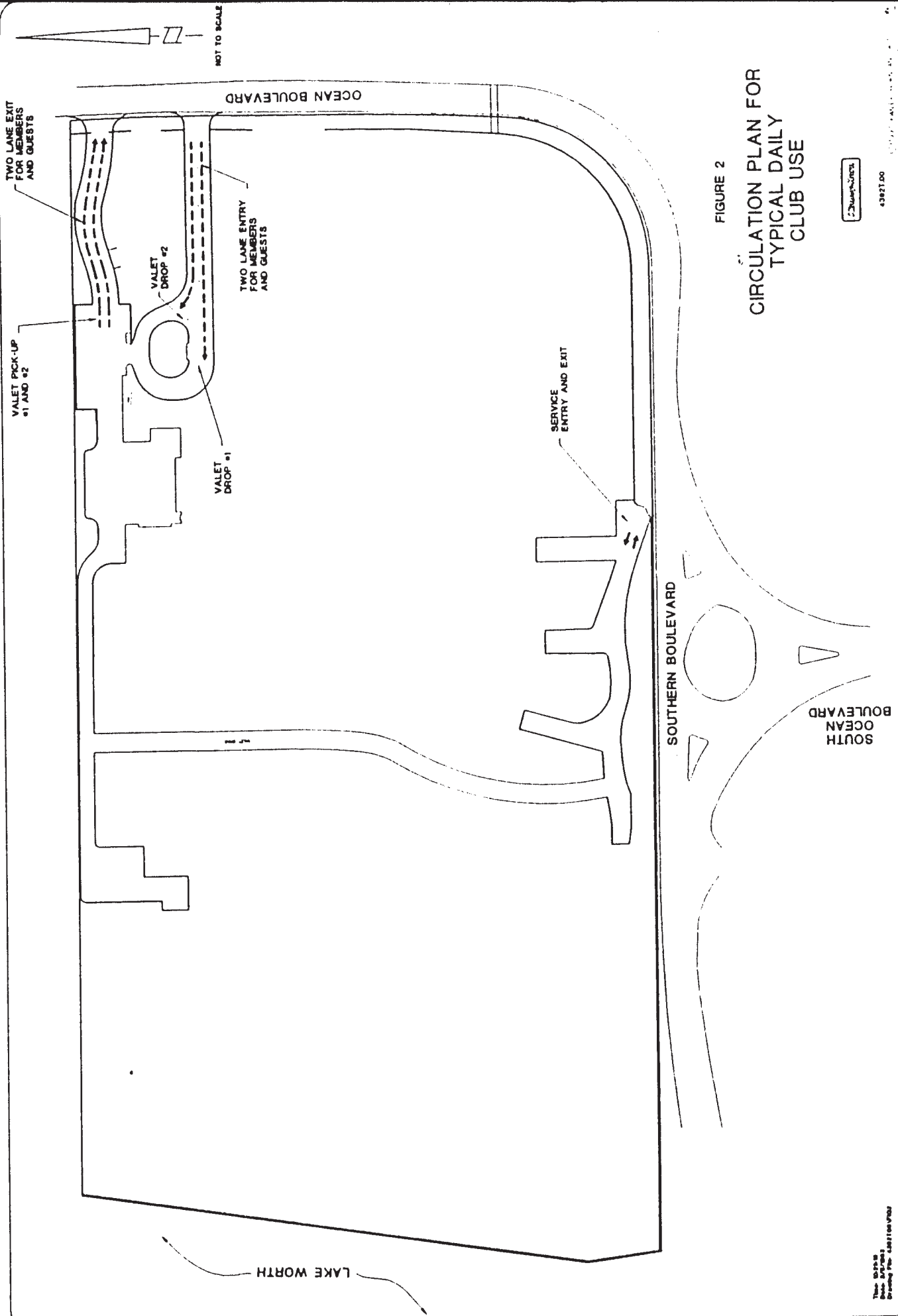
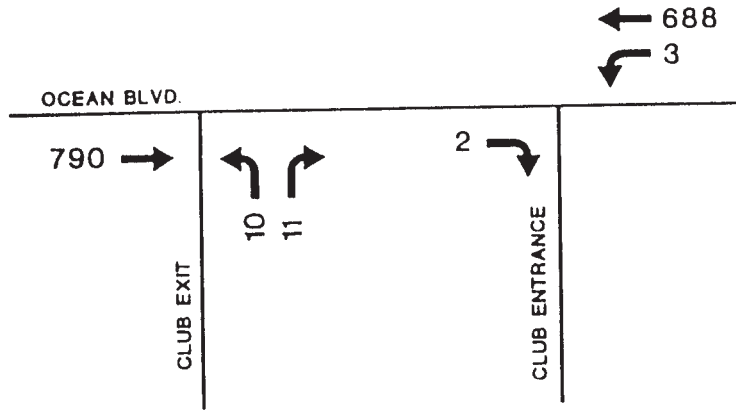


FIGURE 2  
 CIRCULATION PLAN FOR  
 TYPICAL DAILY  
 CLUB USE

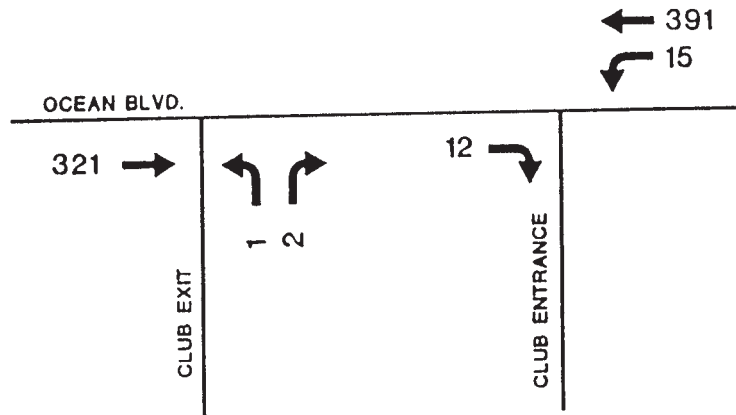
Figure 3 depicts traffic volumes at the Club's access points for typical weekday activity of the Club. Two conditions are depicted on Figure 3 which represent the peak traffic hour on Ocean Boulevard (between 3:00 pm and 4:00 pm) and the peak hour for the Club in evening (generally between 6:30 pm and 7:30 pm). The Club traffic is estimated to be approximately 9 percent of the total daily between 3:00 and 4:00 pm. The Club traffic is estimated to be approximately 10 percent of the total daily between 6:30 and 7:30 pm.

Figure 4 depicts the entry circulation plan for a special event at the club. The main entrance would operate with two lanes inbound traffic for members and their guests. The northern access to Ocean Boulevard would operate with two lanes for any vehicles which need to exit the property after dropping off members or guests attending the special event at the club. Two valet drop locations would be provided for the two inbound lanes. All service vehicles and staff would utilize the Southern Boulevard service entry and exit. With this plan, there should be no congestion on Ocean Boulevard. The club will engage off-duty policemen to maintain smooth traffic flow on Ocean Boulevard associated with vehicles entering the club's driveways. The two-lane entry has the capacity to stack approximately 20 cars between the drop points and the entry gate so that any waiting cars can queue on site instead of on South Ocean Boulevard. With a total valet crew of 15 to 25 people, the vehicles waiting for the valet drop should not exceed the 20-car capacity.

Also depicted on Figure 4 is the on-site circulation and operation of the valet parking operation. The valet drop points will be manned by 4 to 8 people who drive the cars from the drop point to the staging area. The valet attendants then return to the valet drop points to drive more cars to the staging area. Parking attendants will drive the cars from the staging area to a specific parking location. This strategy keeps the valet drop area operating smoothly without requiring the valet and parking attendants to make a long run between the valet drop points and a specific parking location.



Time Period: 3:00 TO 4:00 PM



Time Period: 6:30 TO 7:30 PM

FIGURE 3

TYPICAL CLUB WEEKDAY  
PEAK HOUR VOLUMES



NOT TO SCALE



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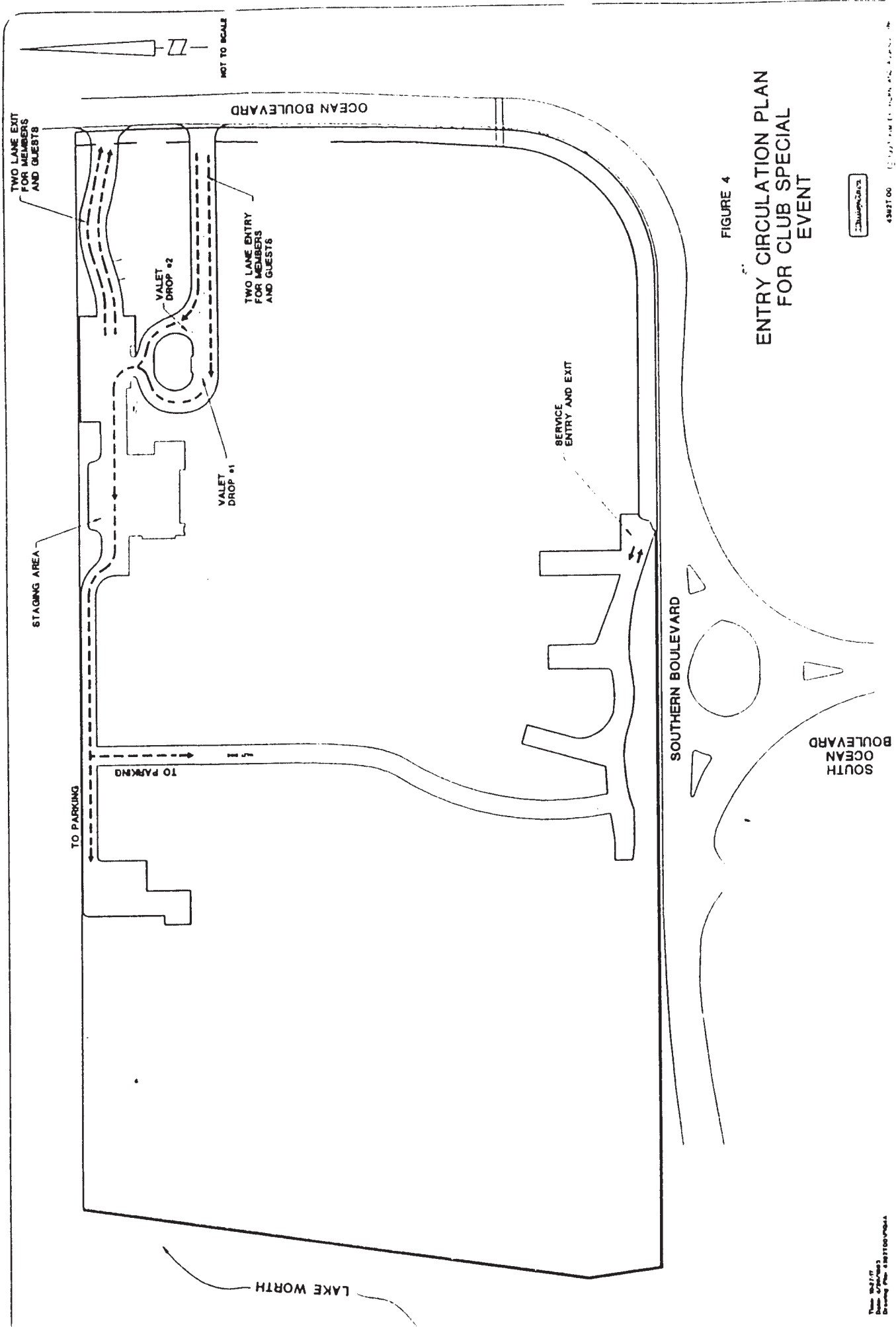


FIGURE 4  
 ENTRY CIRCULATION PLAN  
 FOR CLUB SPECIAL  
 EVENT



Figure 5 depicts the exit circulation plan for a special event at the club. The main entrance would be used for entry traffic only. The two inbound lanes would be available for vehicles returning to pick-up members or guests. The northern access to Ocean Boulevard would be used as two lanes for members and guests exiting the property. The Southern Boulevard access would only be used as entry and exit for service and staff. With this plan, there should be minimal congestion caused on Ocean Boulevard since any congestion associated with vehicles exiting would be on site. The club will engage an off-duty policeman to allow special event attendees to exit onto Ocean Boulevard safely.

Also depicted on Figure 5 is the on-site circulation and operation of the valet parking operation. The valet pick-up points will be manned by a doorman with a radio who communicates to the parking attendant coordinator located in the parking area that a particular car is needed at the pick-up point. The coordinator then directs a parking attendant to bring the automobile to the pick-up point. Essentially, the on-site circulation process is reversed for the exit maneuver.

Special events at the club would be attended by 400 people or less since special event seating is defined to be 390. Four hundred people translates to 200 automobiles with a typical automobile occupancy of 2.0 per car. Special events typically begin with a cocktail time period preceding a dinner. It is anticipated that approximately 70 percent of the attendees will arrive in an hour which begins generally around the time specified for the special event to begin. The remaining 30 percent will split between arriving before the event begins or arrive over one hour after the event begins. Consequently, approximately 140 automobiles would arrive in an hour to be parked by the valet operation. With two lanes operating, each lane would handle approximately 70 autos in 60 minutes or one car every 50 seconds. The valet operation proposed for the Mar-A-Lago Club can accommodate that type of demand based upon past Mar-A-Lago events. The exit demand at the end of a special event should be very similar to the entry demand with some attendees leaving early and others leaving late.

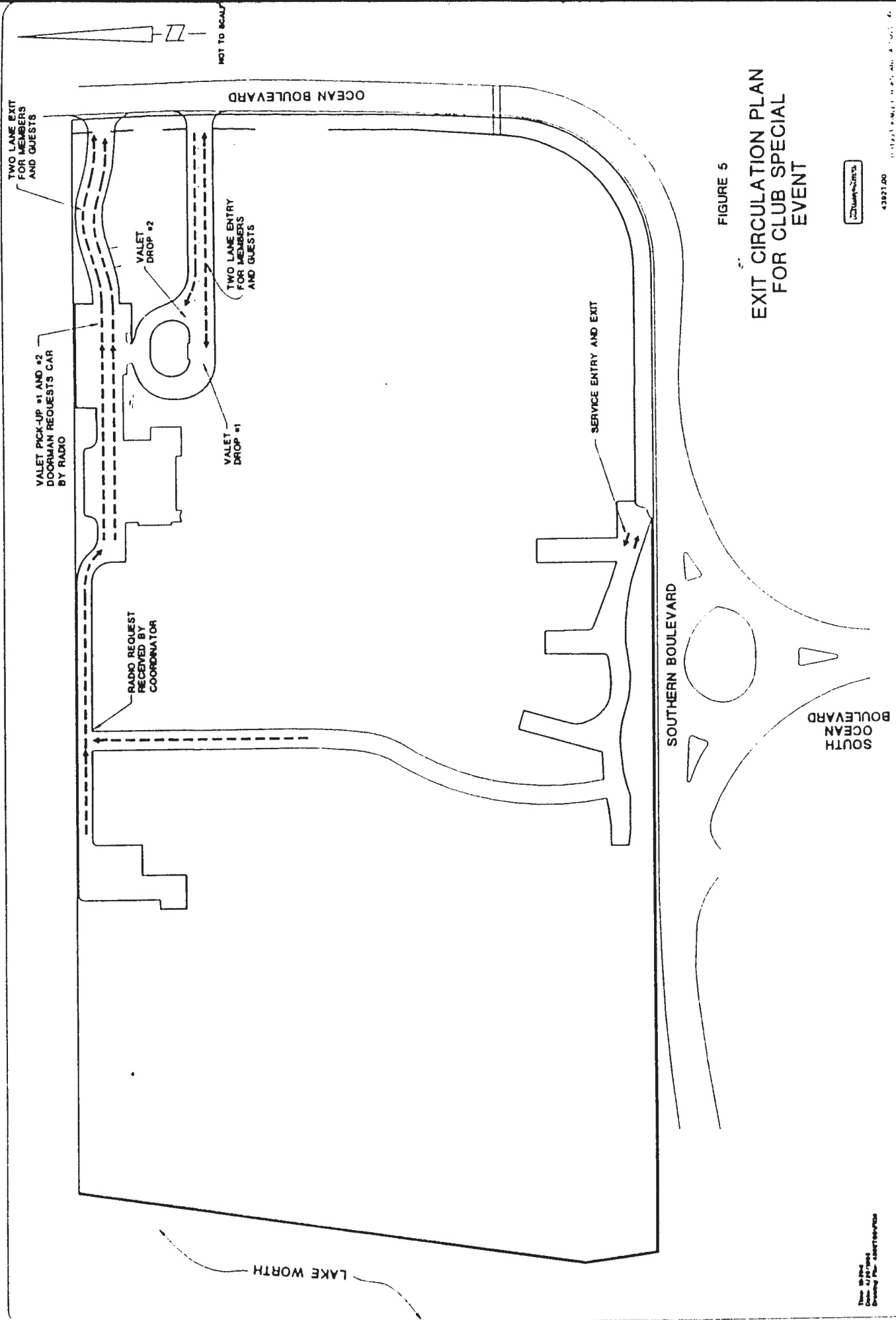


FIGURE 5  
 EXIT CIRCULATION PLAN  
 FOR CLUB SPECIAL  
 EVENT

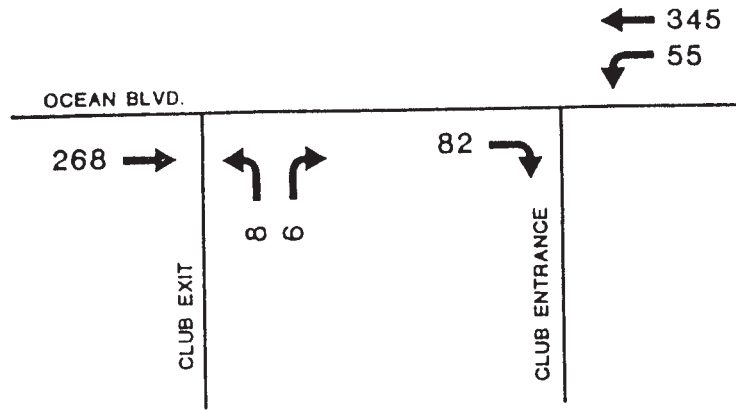
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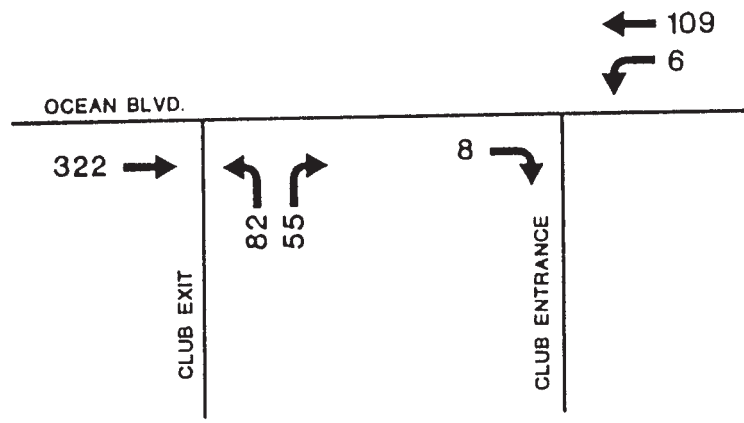
A special event in the evening will not begin until 7:00 p.m. when traffic volumes on Ocean Boulevard are approximately 50 percent less than peak hour flows. Figure 6 depicts peak hour flows for a special event which had a beginning time of 7:00 pm as well as an exit time beginning at 11:00 pm. The traffic flows on Ocean Boulevard during these hours should not present a congestion problem associated with either the beginning or ending of a special event. With off-duty police control of vehicles entering and exiting the Mar-A-Lago club, delays to through traffic on Ocean Boulevard can be minimized and safe conditions can be reasonably maintained.

The Mar-A-Lago Club will coordinate its special events with the Bath and Tennis Club such that special events will not be scheduled at both clubs at the same time.

Parking for the proposed club will be provided on site. Spaces will be provided in grass block pavers will be installed.



Time Period: 7:00 TO 8:00 PM



Time Period: 11:00 PM TO MIDNIGHT

FIGURE 6

SPECIAL EVENT  
PEAK HOUR VOLUMES



NOT TO SCALE



4802T.D0

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BATH AND TENNIS CLUB, INC.  
PALM BEACH, FLORIDA

FEBRUARY 1993

SUN.	MON.	TUES.	WED.	THURS.	FRI.	SAT.
	1 BRIDGE DAY	2 EVENING GRILL 7 - 9 P.M.	3 AFTERNOON TEA 4 - 6 P.M.	4 TENNIS TOURNAMENT CLUB CHAMPIONSHIPS INFORMAL BUFFET DINNER 7 - 9.30 P.M.	5 TENNIS TOURNAMENT CLUB CHAMPIONSHIPS	6 TENNIS TOURNAMENT CLUB CHAMPIONSHIPS SPORTS ACTIVITIES 7-UP ROOM
7 TENNIS TOURNAMENT CLUB CHAMPIONSHIPS	8 TENNIS TOURNAMENT CLUB CHAMPIONSHIPS BRIDGE DAY	9 TENNIS TOURNAMENT CLUB CHAMPIONSHIPS EVENING GRILL 7 - 9 P.M.	10 TENNIS TOURNAMENT CLUB CHAMPIONSHIPS AFTERNOON TEA 4 - 6 P.M.	11 TENNIS TOURNAMENT CLUB CHAMPIONSHIPS INFORMAL BUFFET DINNER 7 - 9.30 P.M.	12 TENNIS TOURNAMENT CLUB CHAMPIONSHIPS BEACH COOK-OUT 6 - 9 P.M.	13 TENNIS TOURNAMENT CLUB CHAMPIONSHIPS SPORTS ACTIVITIES 7-UP ROOM
14 TENNIS TOURNAMENT CLUB CHAMPIONSHIPS "VALENTINE'S" SERVED FORMAL DINNER - DANCE 7 - 11 P.M.	15 BRIDGE DAY	16 EVENING GRILL 7 - 9 P.M.	17 AFTERNOON TEA 4 - 6 P.M.	18 INFORMAL BUFFET DINNER 7 - 9.30 P.M.	19	20 SPORTS ACTIVITIES 7-UP ROOM
21	22 BRIDGE DAY	23 EVENING GRILL 7 - 9 P.M.	24 AFTERNOON TEA 4 - 6 P.M.	25 INFORMAL BUFFET DINNER 7 - 9.30 P.M.	26	27 SPORTS ACTIVITIES 7-UP ROOM
28 SERVED INFORMAL DINNER - DANCE 7 - 11 P.M.	<p>FOR INFORMATION AND RESERVATIONS PHONE 832-4271 PLEASE MAKE RESERVATIONS FOR ALL EVENING FUNCTIONS. PLEASE CANCEL RESERVATIONS BY 12:00 NOON ON SAME DAY OF EVENT.</p>					

Casual dress for Tuesday Grill and Cook-Out



TRIP RATES BY PURPOSE  
EFFECTIVE AUGUST 6, 1991

Land Use Type (units)	Homebased Work	Homebased Shopping	Homebased Other	Non Home Based	Total
<b>Residential (dwelling units)</b>					
Single Family	2.70	1.80	4.80	.70	10.00
Townhouse	1.30	1.65	3.53	.72	7.20
Garden Apartment	1.22	1.50	3.47	.61	6.80
Mobile Home	.91	1.05	2.40	.44	4.80
High Rise	.71	.92	1.97	.40	4.00
Retirement Community	.78	.86	1.83	.43	3.90
Hotel/Motel	.32	1.47	3.67	5.04	10.50
<b>Office and Financial</b>					
Office (1,000 sq.ft.)					
Less than 50,000 sq. ft.	4.32	2.08	5.6	4.0	16.00
50,000 sq. ft. & over					
$\ln(T) = 0.756 \ln(FA) + 3.765$	27.0%	13.0%	35.0%	25.0%	192.00
Bank (1,000 sq.ft.)	51.84	24.96	67.20	48.00	288.00
Office (acre) (1-story)	77.74	37.46	100.68	72.12	288.00
Office (acre) (multi-story)	110.60	56.20	151.02	108.18	432.00
<b>Industrial</b>					
General Industrial (1,000 sq.ft.)	2.61	.87	1.14	.81	5.43
General Industrial (acre)	56.09	18.70	24.50	17.41	116.70
<b>Retail</b>					
Service Station (station)	14.96	351.56	29.92	351.56	748.00
Commercial (1,000 sq.ft.)					
Less than 20,000 sq.ft. (unrestricted)	27.95	70.69	37.81	27.95	164.40
Less than 20,000 sq.ft. (no restaurants)	20.04	50.70	27.12	20.04	117.90
20,000 - 199,999 sq.ft.:					
$\ln(T) = 0.65 \ln(FA) + 5.92$	17.0%	43.0%	23.0%	17.0%	
200,000 sq.ft. and Over:					
$27.07(FA) + 6371$	17.0%	43.0%	23.0%	17.0%	
Commercial (acre):					
Over 27.7 acres (1-story)	113.83	287.93	154.01	113.83	669.60
5.5 - 27.7 acres (1-story):					
$432(AC) + 6703$	17.0%	43.0%	23.0%	17.0%	
1.1 - 5.5 acres (1-story):					
$1854(AC) + 140$	17.0%	43.0%	23.0%	17.0%	
Less than 1.1 acres (1-story)	503.06	1272.46	680.62	503.06	2959.20
Over 22.2 acres (multi-story)	142.30	359.90	192.50	142.30	837.00
4.5 - 22.2 acres (multi-story):					
$540(AC) + 6703$	17.0%	43.0%	23.0%	17.0%	
Less than 4.5 acres (multi-story):					
$2317.5(AC) + 140$	17.0%	43.0%	23.0%	17.0%	
<b>Other</b>					
Hospital (bed)	2.96	0	4.90	3.54	11.40
Park (acre)	1.62	0	2.76	1.62	6.00
Church (weekday) (1,000 sq.ft.)	.39	0	4.62	2.69	7.70
Church (weekday) (acre)	1.54	0	18.54	10.82	30.90
Marina (boat berth)	.81	0	1.38	.81	3.00
Nursing Home (bed)	.67	0	1.12	.81	2.60

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1202 Essex Drive  
West Palm Beach, FL 33414

Henry Woodson  
713 Sapodilla Avenue  
West Palm Beach, FL 33401

## EXHIBIT "D"

### MAR-A-LAGO CLUB MEMBERSHIP COMPUTATION

Trip Generation Observation of Bath and Tennis Club on 12/8/92 resulted in 632 total daily trips.

Bath and Tennis Club Membership is 1,150 according to the membership book.

Daily trip rate for Bath and Tennis Club is 632 divided by 1,150 or .55 daily trips per member.

Mar-A-Lago Club will have less facilities for dining and tennis and is approximately one-half the size of Bath and Tennis Club. Consequently, the Mar-A-Lago Club trip rate is assumed to be .30 daily trips per member or approximately 55 percent of the Bath and Tennis Club rate.

Mar-A-Lago Club membership is 302 daily trips divided by .30 daily trips per member or 1,007 members.

## CHAPTER TEN

### APPLICATION FOR SPECIAL EXCEPTION, SITE PLAN REVIEW AND DEVELOPMENT IMPACT REPORT

The Applicant shall agree to the inclusion of, and unity of title to, those parcels of real property described in Exhibit "A". A slightly revised legal description in Exhibit "A" is attached.

Exhibit "B" to Application for Special Exception No. 11-93 by The Mar-a-Lago Club, Inc. and the Site Plan Review are attached and contain supplementary information.

All improvements at Mar-a-Lago shall comply with applicable building, fire, safety and sanitation regulations in the Code of Ordinances of the Town of Palm Beach and similar state and federal regulations.

Exhibit "A" to Application  
for Special Exception No. 11-93 by The Mar-a-Lago Club, Inc.

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 \_3 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 on the West face of an existing seawall on the 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 1\_, Page 6, Palm Beach County Public Records; thence run South \_\_°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 R/W 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 concaved 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 concaved to the Northwest having a radius of 2869.03 feet and a central angle of 2°53'53" West for a distance of 127.27 feet to a point of compound curvature; thence continue Southwesterly along the arc of a curve, concaved to the Northwest having a radius of 158.68 feet and a central angle of 86°26'30" for a distance of 239.38 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, more or less;

and

The West one-half (W 1/2) of Lot 20 and the South 15 feet of the East one-half (E 1/2) of Lot 20 and the South 15 feet of the West one-half (W 1/2) of Lot 21, all in BINGHAM-COPP TRACT, a subdivision in the Town of Palm Beach, Palm Beach County, Florida, as recorded in Plat Book 18, Page 6, Palm Beach County Public Records, containing 0.1894 Acres, more or less;

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

The ocean parcel<sup>4</sup> consisting of the South 358 feet of the North 403 feet of the South 1170 feet of Government Lot 2, Section 35, Township 43 South, Range 43 East, Palm Beach County, Florida.

Exhibit "B" to  
Application for Special Exception No. 11-93  
by The Mar-a-Lago Club, Inc.

Compliance with Special Exception Requirements

In its conversion from a so-called Large Residential Estate to a private social club, the actual usage of Mar-a-Lago will not change. No new activity will occur which cannot, does not or has not taken place in the past under the existing zoning of this property. The applicant seeks no physical change whatsoever to the property (such as, for instance, the addition or demolition of any improvement).

A special exception, not a variance, is sought. Therefore, no hardship need be demonstrated. If the criteria for a special exception are met, the special exception must be granted and cannot be denied as a discretionary matter.

The conversion of Mar-a-Lago into a club is a special exception which complies with all requirements of Section 6.4 of Appendix A, "Zoning", Code of Ordinances of the Town of Palm Beach:

(a) The use is a permitted special exception as set forth in the Schedule of Use Regulations in Article 4.

(b) The use is so designed, located and proposed to be operated that the public health, safety, welfare and morals will be protected.

The eastern border of Mar-a-Lago is contiguous to South Ocean Boulevard. The western border faces Lake Worth. The southern side of the property runs along Southern Boulevard. Thus, three of Mar-a-Lago's four boundaries have roadways and/or water to protect the public's health, safety, welfare and morals.

The northern border of Mar-a-Lago abuts the rear yards of a few residences on Woodbridge Road but contains a perimeter wall and vegetation. This landscaping will be cultivated and enhanced to serve as a barrier for the benefit of Woodbridge residents. If after a reasonable period of time (not to exceed two years) this vegetational buffer proves inadequate, the boundary wall will be extended (westward to Lake Worth) and increased in height (to the maximum possible) with appropriate governmental approval.

The Club, as a proposed use, is designed and will be operated in a manner similar to other clubs in Palm Beach as demonstrated by the Articles of Incorporation, By-Laws and Rules of The Mar-a-Lago Club, Inc. set forth in Chapter Ten of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan. Therefore, the effect of this usage will be no different than other existing clubs, including The Bath & Tennis Club directly across the street.

(c) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located.

Residents of Woodbridge Road, 1125 South Ocean Boulevard and members of The Bath & Tennis Club, Inc. will have club privileges without paying membership fees. These privileges should increase the value of neighboring properties.

(d) The use will be compatible with adjoining development and the intended purpose of the district in which it is located.

The use of Mar-a-Lago is complimentary and consistent with The Bath & Tennis Club, Inc. located in this identical district across the street. Clubs are intended uses of District R-AA, "Large Estate Residential," since they are explicitly named as Special Exception Use No. 5, "Private social, swimming, golf, tennis and yacht clubs."



(e) The use will comply with yard, other open space, and any special requirements set out in the Schedule of District Regulations for the particular use involved.

The use of a club at Mar-a-Lago meets the lot minimums by area, width and depth; maximum and minimum density; yard minimums; and bulk criteria for the R-AA District or is otherwise grandfathered since improvements were constructed in 1927.

(f) The use will comply with all elements of the Comprehensive Plan.

The adaptive reuse of the Mar-a-Lago Club conversion is an innovative approach to preservation endorsed in the Comprehensive Plan: Town of Palm Beach by Adley Brisson Engman, Inc. The private group use is expressly permissible. Club usages are recognized as important for recreation, open space and conservation. The special exception use of clubs in the R-AA, Large Estate Residential, zoning district is incorporated by reference into the Comprehensive Plan.

(g) The use will not result in substantial economic, noise, glare, or odor impacts on adjoining properties and properties generally in the district.

The eastern border of Mar-a-Lago is contiguous to South Ocean Boulevard. The western border faces Lake Worth. The southern side of the property runs along Southern Boulevard. Thus, three of Mar-a-Lago's four boundaries have roadways and/or water to protect the public's health, safety, welfare and morals.

The northern border of Mar-a-Lago abuts the rear yards of a few residences on Woodbridge Road but contains a perimeter wall and vegetation. This landscaping will be cultivated and enhanced to serve as a barrier for the benefit of Woodbridge residents. If after a reasonable period of time (not to exceed two years) this vegetational buffer proves inadequate,

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Residents of Woodbridge Road, 1125 South Ocean Boulevard and members of The Bath & Tennis Club, Inc. will have club privileges without paying membership fees. These privileges should increase the value of neighboring properties.

The use of Mar-a-Lago is complimentary and consistent with The Bath & Tennis Club, Inc. located in this identical district across the street. Clubs are intended uses of District R-AA, "Large Estate Residential," since they are explicitly named as Special Exception Use No. 5, "Private social, swimming, golf, tennis and yacht clubs."

(h) Adequate ingress and egress to the property and proposed structures thereon and off-street parking and loading areas will be provided where required, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Adequate ingress and egress as well as the mechanics of valet service are diagrammatically demonstrated in Chapter Nine, "Traffic Analysis," of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan. By changing traffic through the main entrance to two (2) lanes of inflow, changing traffic on the north road (formerly service) to two (2) lanes

of outflow and activating the Southern Boulevard accessway, ingress and egress, traffic flow and control and emergency access will be superior to historically-accepted arrangements. Parking and loading areas are shown in Drawing No. 4, "Parking Plan & Landscape Element" within Chapter Eleven of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan.

Automobiles shall be parked in the area identified as Phase A of the Parking Plan until such area is full, then Phase B until such area is full, and then Phase C if the need arises. Grass paver blocks and/or soil stabilization shall be installed in Phases B (and C, if necessary) and along both sides of the cart path.

The 112 paved parking spaces in Phases A and B will be sufficient for the routine, day-to-day use of the Club by members and guests. The 140 spaces in Phase C will be needed for overflow parking at special events. Membership shall be limited so that at least one (1) parking space per four (4) members is available.

(i) Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, and economic impact, will be compatible and in harmony with properties in the district.

No new signs and/or exterior lighting are proposed. Existing signs and lighting have been long-established as exemplary in this neighborhood. The vegetation and wall barrier on the northern border of Mar-a-Lago will protect Woodbridge residents from glare, traffic safety and economic impact. Guest privileges for residents of Woodbridge Road and 1125 South Ocean Boulevard confer a positive economic benefit upon these neighbors.

(j) The location, availability and compatibility of utility service for the use will be satisfactory to insure health and safety.

(k) The refuse and service areas for the use will not adversely affect automotive

and pedestrian safety and convenience, traffic flow and control, or access in case of fire or catastrophe.

Since refuse and service areas for the Club will be located on Southern Boulevard, these activities will be far-removed from automobile and pedestrian movement involving members and guests and will facilitate internal and external traffic flow as well as emergency access. The relocation of the service drive to Southern Boulevard will improve safety, convenience and emergency access over prior, long-accepted conditions.

(l) The proposed use will not attract the principal portion of its customers/clients from off-island locations.

At least fifty percent (50%) of the members of the Club will consist of individuals who maintain residences in the Town of Palm Beach or have places of employment located in the Town.

(m) Adequate landscaping and screening is provided as required.

See Chapter Six of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan.

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The northern border of Mar-a-Lago abuts the rear yards of a few residences on Woodbridge Road but contains a perimeter wall and vegetation. This landscaping will be cultivated and enhanced to serve as a barrier for the benefit of Woodbridge residents. If after a reasonable period of time (not to exceed two years) this vegetational buffer proves inadequate,

the boundary wall will be extended (westward to Lake Worth) and increased in height (to the maximum possible) with appropriate governmental approval.

(r) The proposed use will not place a greater burden, than would be caused by a permitted use, on municipal police services due to increased traffic, or on fire protection services due to the existence of, or increased potential for, fire/safety code violations.

All activities in the club use (e.g., dinners, parties, etc.) are presently permitted under the present zoning classification of Mar-a-Lago and therefore the burden on police and fire protection services will not change. Nevertheless, the Mar-a-Lago Club will employ off-duty traffic police to supervise traffic for dining and special events. The fire protection systems at the Club will be significantly upgraded by, among other things, the installation of a state-of-the-art interior sprinkler system.

A site plan is submitted simultaneously herewith in accordance with Section 9.60 of Appendix A of the Code of Ordinances and consists of a current survey of Mar-a-Lago and site drawings.

The Mar-a-Lago Club: A Special Exception Use and Preservation Plan by Eugene Lawrence, Architect, Joseph B. Pollock, Jr., P.E. and Paul Rampell, Esq. has been filed with the Town of Palm Beach simultaneously herewith and is incorporated in its entirety into this Application by reference.