

The Mar A Lago Club

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

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TOWN OF PALM BEACH  
BUILDING & ZONING

Prepared By:

**Eugene Lawrence, Architect**  
The Lawrence Group Architects  
205 Worth Avenue  
Palm Beach, FL 33480

**Joseph B. Pollock, Jr., P.E.**  
Traffic Engineer  
Kimley-Horn and Associates, Inc.  
4431 Embarcadero Drive  
West Palm Beach, FL 33407

**Paul Rampell, Esq.**  
125 Worth Avenue  
Palm Beach, FL 33480

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**CHAPTER ONE**

**THE MAR-A-LAGO CLUB**

**INTRODUCTION**

# THE MAR-A-LAGO CLUB

## INTRODUCTION

Mar-a-Lago is indisputably one-of-a-kind. No other property in Palm Beach, the United States or even the world is quite the same. To use the Latin, legal expression, it is sui generis. Precedents in construction, preservation and usage, both before and after Mar-a-Lago, have no application to it. The palace conceived by Marjorie Merriweather Post is as unique and original as an acclaimed painting, sculpture or other important work of art.

Mar-a-Lago has been the subject of debate for decades. The debate distills to the tension between (a) the public's demand for the preservation of Mar-a-Lago as an historic landmark at minimum taxpayer expense and (b) the owner's constitutional right to use the property freely and feasibly. See Gray, Dorothy, "Mar-a-Lago: Who's Going to Pay the Bills?" Palm Beach Daily News, November 7, 1973 and Osolin, Charles, "Storm Brewing Over What to Do with Post Estate," Palm Beach Post-Times, September 21, 1975.

The alternative uses of Mar-a-Lago are (1) continued ownership by one individual as a private residential estate at his or her sole expense, (2) a retreat for government officials, (3) a museum, (4) a cultural and intellectual center, (5) a subdivision with multiple single family homes, (6) separately owned condominiums, created out of existing suites, and (7) a private social club. Competing and conflicting interests must be resolved for each possibility based on fairness, principles of private property and a valid determination of public welfare. See Babcock, Richard F., The Zoning Game; Municipal Policies and Practices, Madison, Wisconsin: The University of Wisconsin Press, 1956 and Dunlap, David W., "Resolving Property 'Takings'; Courts Seem to Tilt In Favor of Owners," The New York Times, August 23, 1992.

As to Item (1), it is impractical for a single individual to continuously own Mar-a-Lago as a private estate at his or her sole expense. When The Post Foundation marketed the property after its return to the Foundation from the U.S. Government, it was almost impossible to sell. About 80 qualified buyers, thoroughly screened, inspected Mar-a-Lago and elected against even making an offer. H. Ross Perot was one prospect. Although "everything is for sale at a price," no one would step forward to make any offers for this so-called "white elephant." See Bellew, Patricia, "Mar-a-Lago: Lookers, No Buyers," The Miami Herald, June 29, 1982 and Musgrove, Martha, "Does Anyone Want Mar-a-Lago?" Palm Beach Post Times, April 29, 1979.

As to Item (2), both the U.S. Government and State of Florida deemed Mar-a-Lago unsuitable and too expensive for a retreat for government officials. As to Items (3), a museum, and (4), a cultural and intellectual center, both are financially impossible without substantial public accessibility which would generate intolerable traffic.

Item (5), a subdivision, has been rejected by the Town Council and opposed by The Preservation Foundation and others. Item (6), condominiumization, would wreck the interior character of Mar-a-Lago.

A private social club, Item (7), can totally preserve Mar-a-Lago at the expense of a limited group of members, most of whom will be Palm Beach residents. All of the existing Palm Beach clubs have waiting lists and therefore a demand exists for an additional club. A club would shift the burden of paying the bills for a landmark from one person to a limited group, without any taxpayer contribution. If Mar-a-Lago is converted to public or charitable ownership and use, the Town over time will lose millions of dollars in tax revenues. Finally, more Palm Beachers, but not an excessive number, will have access to this architectural treasure if club

members and their guests can enjoy it in the manner that Marjorie Merriweather Post and her guests used it.

The conversion of other estates to private clubs is an adaptive use which has proven to be dramatically successful. Examples are The Epping Forest Yacht Club created from the estate of Alfred I. duPont, The Sleepy Hollow Country Club developed from the residence of Elliot F. Shepard, The Ingomar Club from the home of William Carson, The Mamoroneck Beach Cabana and Yacht Club which was formerly the Osborn House, and The Lotus Club in the former home of Maria Louisa (Vanderbilt) Shepard.

#### THE PRIVATE CLUB

The Mar-a-Lago Club would provide fine dining, swimming, beach and pool side sunbathing, a card or game room, tennis, croquet, spa facilities and golf. Spa facilities -- steam rooms, sauna baths, massage tables, fitness rooms and the like -- will be the only change at Mar-a-Lago and will be located in totally unimportant storage areas. (Since this change is internal, no approval by government authority is necessary and it is irrelevant to the special exception application).

The activities at the Club will follow traditions established by Marjorie Merriweather Post: periodic dances, receptions for charities such as The Animal Rescue League or The Preservation Foundation, musical recitals, theme dinners, lectures and the like. See Wright, William, Heiress; The Rich Life of Marjorie Merriweather Post, Washington, D.C.: New Republic Books, 1978 and Knott, James R., "A Square Dance Evening At Mar-a-Lago," Palm Beach Revisited: Historical Vignettes of Palm Beach County, Privately printed, 1990.

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.

The Club will uphold, as an organizational premise and immutable principle, the preservation of Mar-a-Lago in its historic condition. The Club will commit to generally accepted preservation and restoration principles in maintaining Mar-a-Lago in its present form as described herein. "Principles of Preservation" are set forth in Chapter Two. These Principles of Preservation are distilled from the Architectural Analysis of Chapter Four, the Inventory of Mar-a-Lago Buildings in Chapter Five and the Inventory of Mar-a-Lago Landscaping in Chapter Six.

The Club will be a corporate entity, The Mar-a-Lago Club, Inc., and will own the real property and its improvements. The Articles of Incorporation, By-Laws and Rules of The Mar-a-Lago Club, Inc. are based on those followed by other clubs in Palm Beach. These are set forth in Chapter Eight. The Club will not discriminate against any individual based on race, color, religion, sex, national origin, age, handicap or marital status.

All facilities at the Club will be used on the basis of advance reservations to avoid any congestion or over-use. A calendar of events, similar to that of the Bath and Tennis Club and the Everglades Club, will be promulgated with activities scheduled so as not to conflict with events at these other clubs so that traffic congestion is minimized. Valet services will be available at all times. On-site parking will be on the paved and un-paved grounds following the same patterns begun by Mrs. Post. One (1) parking space per four (4) members will be available in accordance with Town of Palm Beach zoning requirements.

Traffic generated by the Club will be limited to those trips allowed by Palm Beach County and the Town of Palm Beach. Chapter Nine analyzes the traffic aspect of club use and



its management. This traffic management plan has been reviewed and informally approved by traffic advisors of Palm Beach County and the Town of Palm Beach. Traffic, at most, will be comparable to or less than auto travel that existed during Mrs. Post's intensive usage. See "Hundreds Attend Benefit Tea for Animal Rescue League at Mar-a-Lago, E.F. Hutton Home," Palm Beach Post, March 15, 1928; "E.F. Huttons Give Circus in Florida," The New York Times, March 12, 1929; "Mrs. Hutton Hires Circus for a Little Party", Illustrated News, March 3, 1929; "E.F. Huttons Hosts at Ballet Intime; Entertain a Large Company in the Patio of their Palm Beach Villa", The New York Times, March 14, 1927; "Mrs. E.F. Hutton Plans Large Party at Palm Beach," N.Y. Evening Sun, March 12, 1927; "Society Attends Play at E.F. Hutton Estate," The New York Times, March 2, 1930; and "Society Turns Rube, Has Big Time at Hutton Circus," Palm Beach Times, March 12, 1929.

Residents of Woodbridge Road, 1125 South Ocean Boulevard and members of The Bath and Tennis Club, Inc. will have club privileges without paying membership fees. These privileges should increase the value of neighboring properties and reduce traffic. See Chapter Eight. Landscaping along the northern boundary of the Mar-a-Lago estate will be cultivated and enhanced to serve as a sound barrier for the benefit of Woodbridge residents. If after a reasonable period of time this vegetational buffer proves to be inadequate, the boundary wall will be increased in height with appropriate governmental approval.

All statements in this text and the special exception application constitute representations binding upon the Club and enforceable by the Town of Palm Beach Code Enforcement Officer and Board.

## CONCLUSION

In order to preserve Mar-a-Lago into perpetuity -- beyond the lifetime of any one owner -- it must be shifted to communal usage where expenses of maintenance are shared by a group. Playa Riente (owned by Mrs. Horace Dodge), El Mirasol (the Edward T. Stotesbury estate), the home of Louis Clarke Anthony and Casa Bendita are examples of Palm Beach's architectural masterpieces which were lost by the absence of creative, adaptive reuse. Mere landmarking status is positively no insurance that Mar-a-Lago will last. Landmarking, while it seems permanent, does not pay for any upkeep. Many landmarks have disappeared; some have been razed or ruined by individual owners. If any single owner becomes unable to maintain Mar-a-Lago, it will deteriorate into oblivion.

A private club was discussed as a means of preserving the Stotesbury estate, but the concept was ridiculed as too radical. The Stotesbury palace was once regarded as the centerpiece of Palm Beach society. Now the Stotesbury estate is demolished and its glamorous statement is dead. If Mar-a-Lago is not preserved through club conversion, the missed opportunity will be remembered as infamy.

## CHAPTER TWO

# PRINCIPLES OF PRESERVATION

# PRINCIPLES OF PRESERVATION

The following principles of preservation shall be adopted and strictly adhered to by The Mar-a-Lago Club, Inc.:

## PRINCIPLE I

**CRITICAL FEATURES OF MAR-A-LAGO SHALL NOT BE ALTERED, MODIFIED OR CHANGED IN ANY MANNER WHATSOEVER, EXCEPT FOR COMPELLING ECONOMIC OR PRACTICAL NECESSITIES.** An example of a compelling economic or practical necessity would be the following: if a hurricane destroyed a significant portion of a carving, it might be replaced with a close facsimile using the same materials.

## PRINCIPLE II

**CRITICAL FEATURES MAY BE RESTORED TO AN EARLIER INCARNATION, IF SUCH INCARNATION CAN BE CONCLUSIVELY AND SPECIFICALLY PROVEN THROUGH PHOTOGRAPHS OR WRITTEN DOCUMENTATION.**

## PRINCIPLE III

**HIGHLY-REPUTABLE, FINANCIALLY HEALTHY AND DULY LICENSED RESTORATION EXPERTS, ARCHITECTS, GENERAL CONTRACTORS, ENGINEERS, MATERIAL SUPPLIERS, MASONS, ROOFERS, CARPENTERS, ELECTRICIANS, PAINTERS, LANDSCAPE EXPERTS, SCULPTORS, AND OTHER SKILLED CRAFTSMEN SHALL BE RETAINED BY THE CLUB ON A CONTINUOUS BASIS SO THAT ANY AND ALL MAINTENANCE, REPAIR AND REPLACEMENT TO CRITICAL FEATURES CAN BE UNDERTAKEN EXPEDITIOUSLY AND DETERIORATION MINIMIZED.** A compilation of the foregoing shall be approved, catalogued and updated annually by The Preservation Committee (as established on a permanent basis in the By-Laws of The Mar-a-Lago Club, Inc.).

## PRINCIPLE IV

**A MAINTENANCE AND INSPECTION SCHEDULE SHALL BE ESTABLISHED, UPDATED ON AN ANNUAL BASIS BY THE PRESERVATION COMMITTEE, AND STRICTLY FOLLOWED.** The initial schedule, prepared with the assistance of Jim Griffin and Howard Wilson, superintendents at Mar-a-Lago, is set forth in Chapter Seven, entitled "Maintenance and Inspection Schedule."

## PRINCIPLE V

**MOISTURE PROTECTION SYSTEMS, BUILDING DRAINAGE SYSTEMS, SITE DRAINAGE SYSTEMS, ELECTRICAL SYSTEMS AND FIRE-SAFETY SYSTEMS**

**SHALL BE MAINTAINED AND UPGRADED FROM TIME TO TIME USING THE MOST EFFECTIVE TECHNOLOGY TO PROTECT ALL COMPONENTS OF CRITICAL FEATURES.**

#### **PRINCIPLE VI**

**CRITICAL FEATURES WHICH REQUIRE REPAIR OR REPLACEMENT SHALL BE REPAIRED OR REPLACED WITH MATERIALS IDENTICAL TO PRE-EXISTING MATERIALS.**

#### **PRINCIPLE VII**

**CRITICAL FEATURES SHALL BE INSURED FOR THEIR FULL REPLACEMENT VALUE AGAINST WINDSTORM, FIRE AND ALL OTHER CASUALTIES.**

#### **PRINCIPLE VIII**

**USAGES OF MAR-A-LAGO SHALL BE REGULATED SO THAT ONGOING "WEAR AND TEAR" IS MINIMIZED.**

#### **PRINCIPLE IX**

**THE PRESERVATION COMMITTEE SHALL RIGOROUSLY ENFORCE THE FOREGOING PRINCIPLES AND ADOPT SUPPLEMENTAL PRINCIPLES FROM TIME TO TIME WHICH FURTHER THE ORIGINAL CONCEPTIONS OF MARJORIE MERRIWEATHER POST, JOSEPH URBAN AND MARION SIMS WYETH. The Committee shall maintain archives of books, photographs, news and magazine articles, films, surveys and the like for permanent references as to the original composition of Mar-a-Lago.**

#### **PRINCIPLE X**

**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 CLOSELY OBSERVED.**

**CHAPTER THREE**

**CRITICAL FEATURES OF MAR-A-LAGO**

## CRITICAL FEATURES OF MAR-A-LAGO

The following are Critical Features of Mar-a-Lago which must be totally preserved in their existing form and condition. The descriptions below are abridged since details are described in Chapters Four, Five and Six and visually depicted in the site drawings and floor plans of Chapter Eleven.

1. Main Entrance Gate. The Gate is a double wood spindled, two-leaf gate which opens inward. The masonry is covered with Spanish tiles and is lighted by two wrought-iron figures holding torches. Please see photograph 1.

2. Perimeter Wall. A stucco wall extends on the property line from Lake Worth to the west and around the Southern Boulevard curve to a terminus at the east center of the Mansion. The wall re-continues to the north, passes through the Main Entrance Gate, is interrupted by the Property Manager's Complex and runs to the service entrance gate at the north property line.

3. Main Entrance Drive. The main drive is perpendicular and west of South Ocean Boulevard, one hundred feet from the north property line. It is approximately fourteen feet wide, bordered on both sides with concrete curbs and lined with coconut palms. Please see photograph 2. The driveway circles around a guest structure through a porte-cochere to the primary entrance to the Mansion at its north facade.

4. Property Manager's Complex. To the north of the main entrance drive, the property manager's grouping consists of a residence, detached garage and ancillary

building all of which are one-story, stucco, with clay barrel tile roofs.

5. The Mansion. The exterior walls, roof, carvings, columns, tiles and overall envelope of the main house, referred to herein as the Mansion, are the single most important Critical Features, as is demonstrated in photograph 12.

6. Cloisters, Patio and Parrot Pool. The Cloisters, Patio and Parrot Pool located adjacent and west of the Mansion are integral accessories to the Mansion. Please see photographs 5 and 6.

7. Open Vistas. An open vista to the east overlooks the Atlantic Ocean from the Mansion. An open vista to the west extends from the main house down and across a grassed area of approximately 250 feet in width to view Lake Worth.

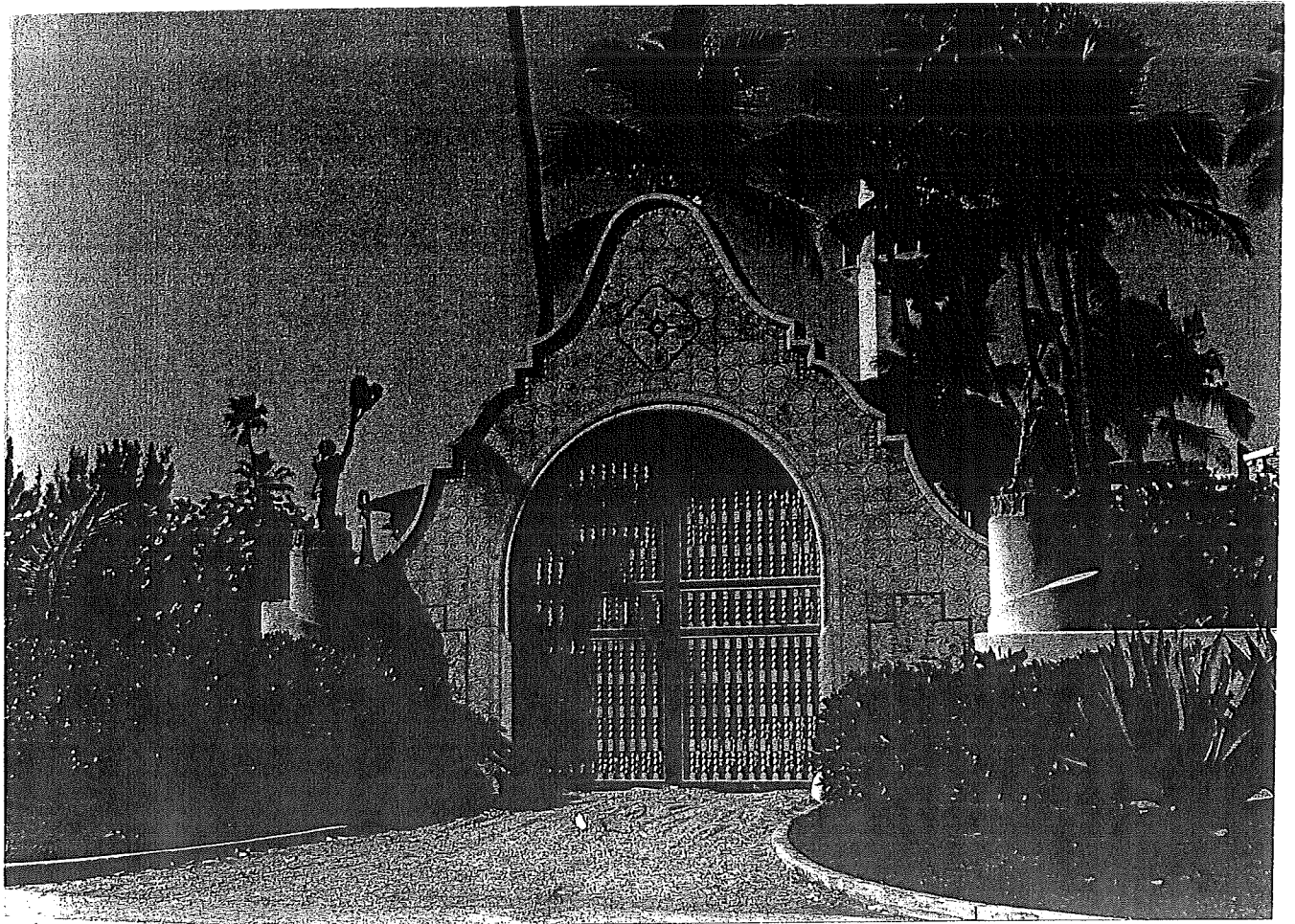
8. Topographical Flow of Land. The land flows generally from a high point around the main house at an elevation of approximately 15 feet to a low point of 4 feet along the bulkhead line at Lake Worth. This flow and shaping is seen in photograph 11.

9. Vegetation, Tree Lines and Golf Course. The basic quantity and quality of vegetation and tree lines are Critical Features as noted in photograph 11. The nine-hole golf course west of the Mansion, referred to sometimes as a "Pitch and Putt" or "Par 3" course, must be regroomed to its previous, playable condition.

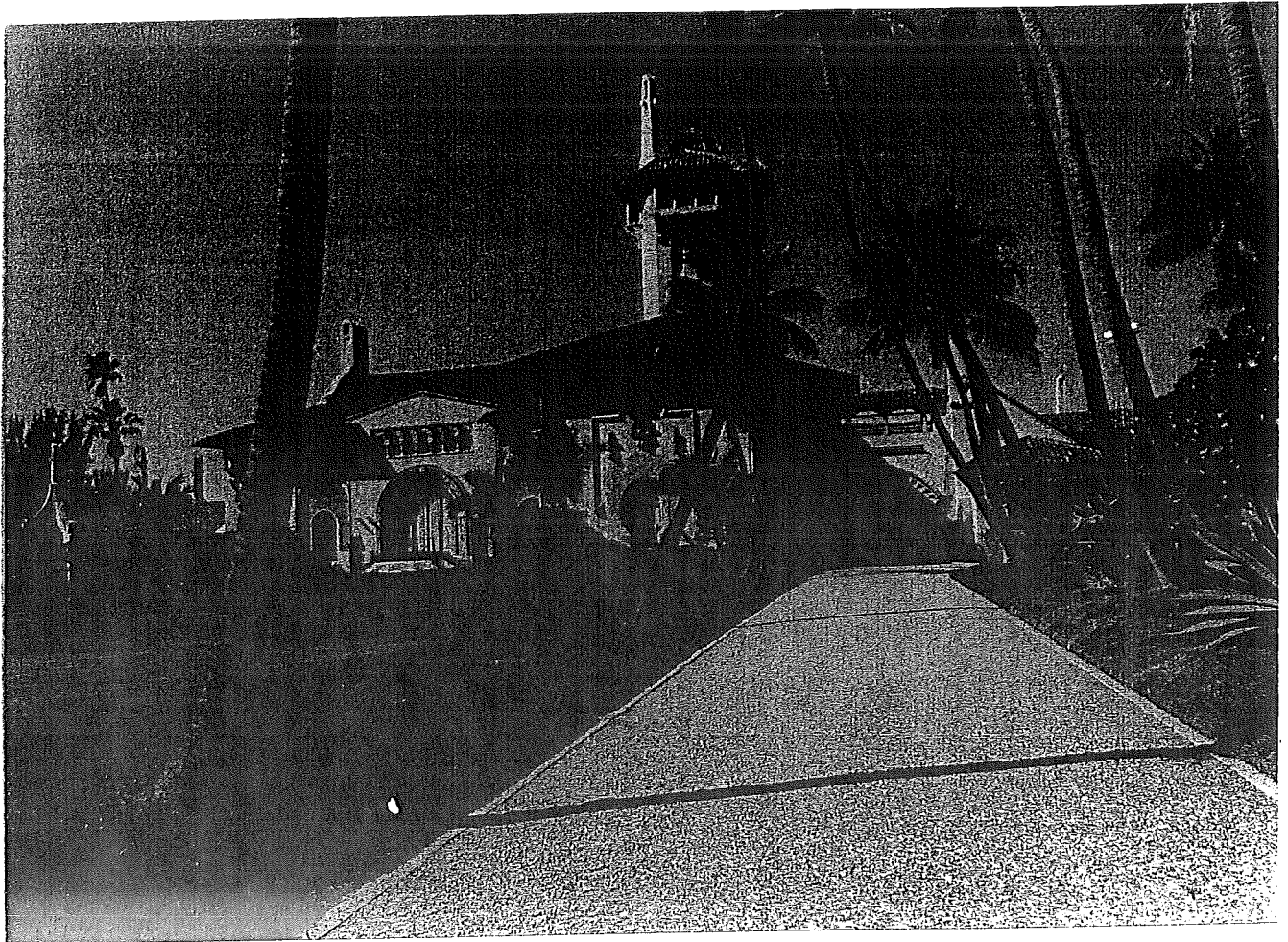
10. Mansion Rooms. The walls, floors, ceilings and physically-attached structures of the following rooms in the Mansion are Critical Features: (a) Entrance Hall, (b) Gentleman's Cloak Room, (c) Ladies' Cloak Room, (d) Living Room, (e) Dining Room, (f) Loggia, (g) Monkey Loggia, (h) Library, (i) Play Room in "Deenies House", (j) Child's Bedroom



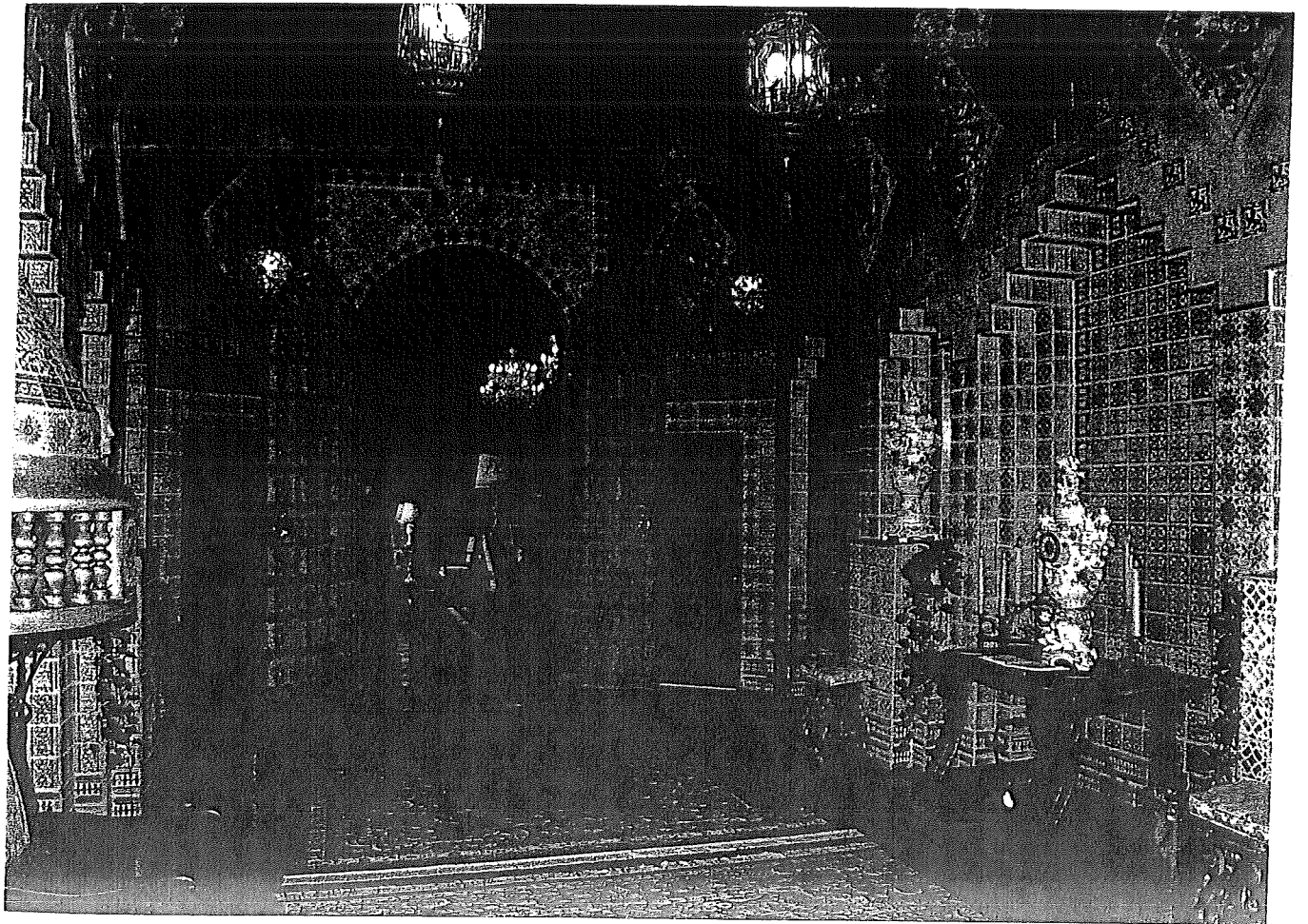
and Bathroom, (k) Pine Hall in Master Suite, (l) Master Bedroom, (m) Master Bathroom, (n) Master Dressing Room, (o) Pavilion, (p) American Room, (q) Adams Room, (r) Venetian Sitting Room, (s) Spanish Bedroom, (t) Portuguese Room and (u) Dutch Room. Please note photographs 3 through 10.



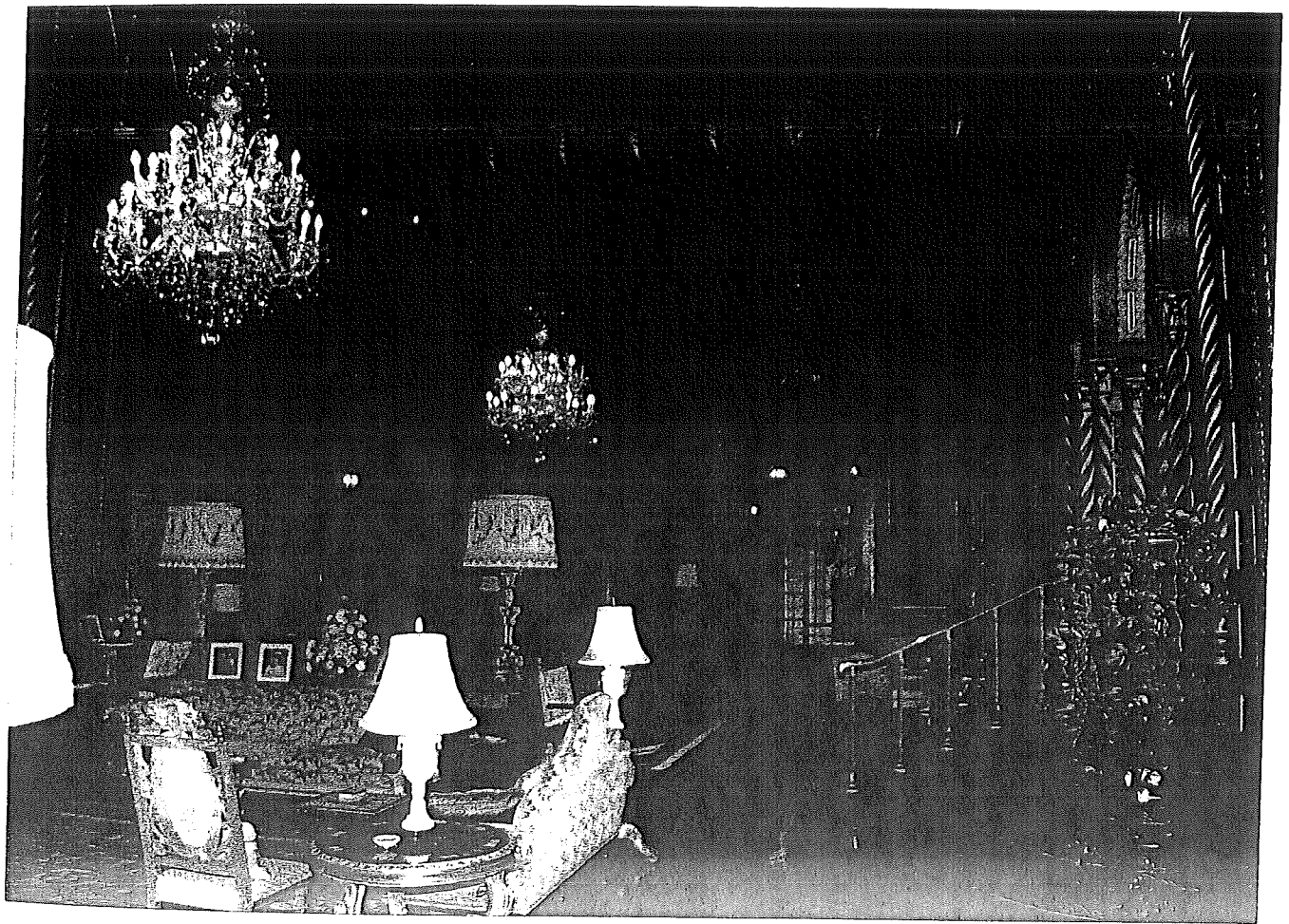
PHOTOGRAPH 1



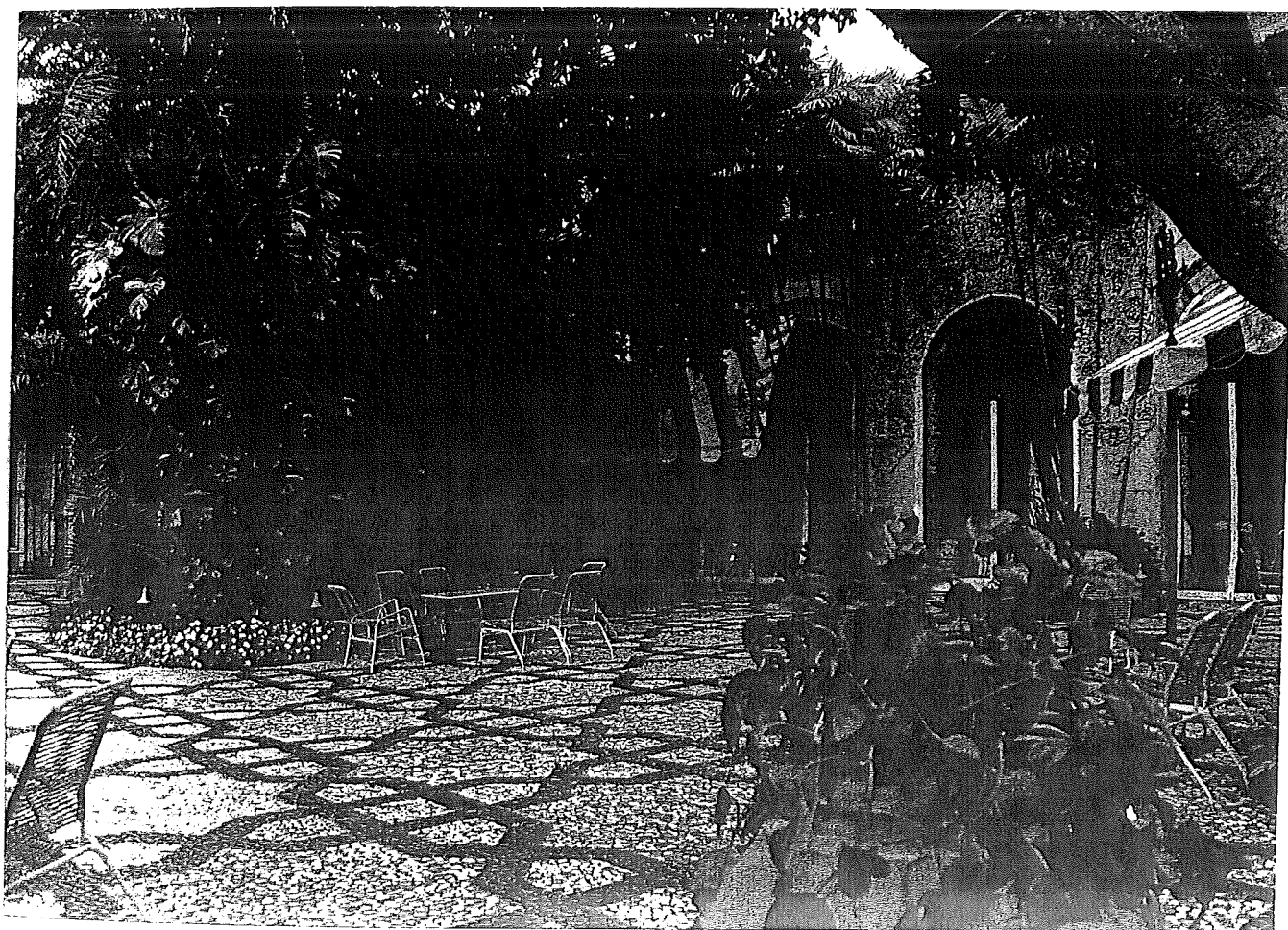
PHOTOGRAPH 2



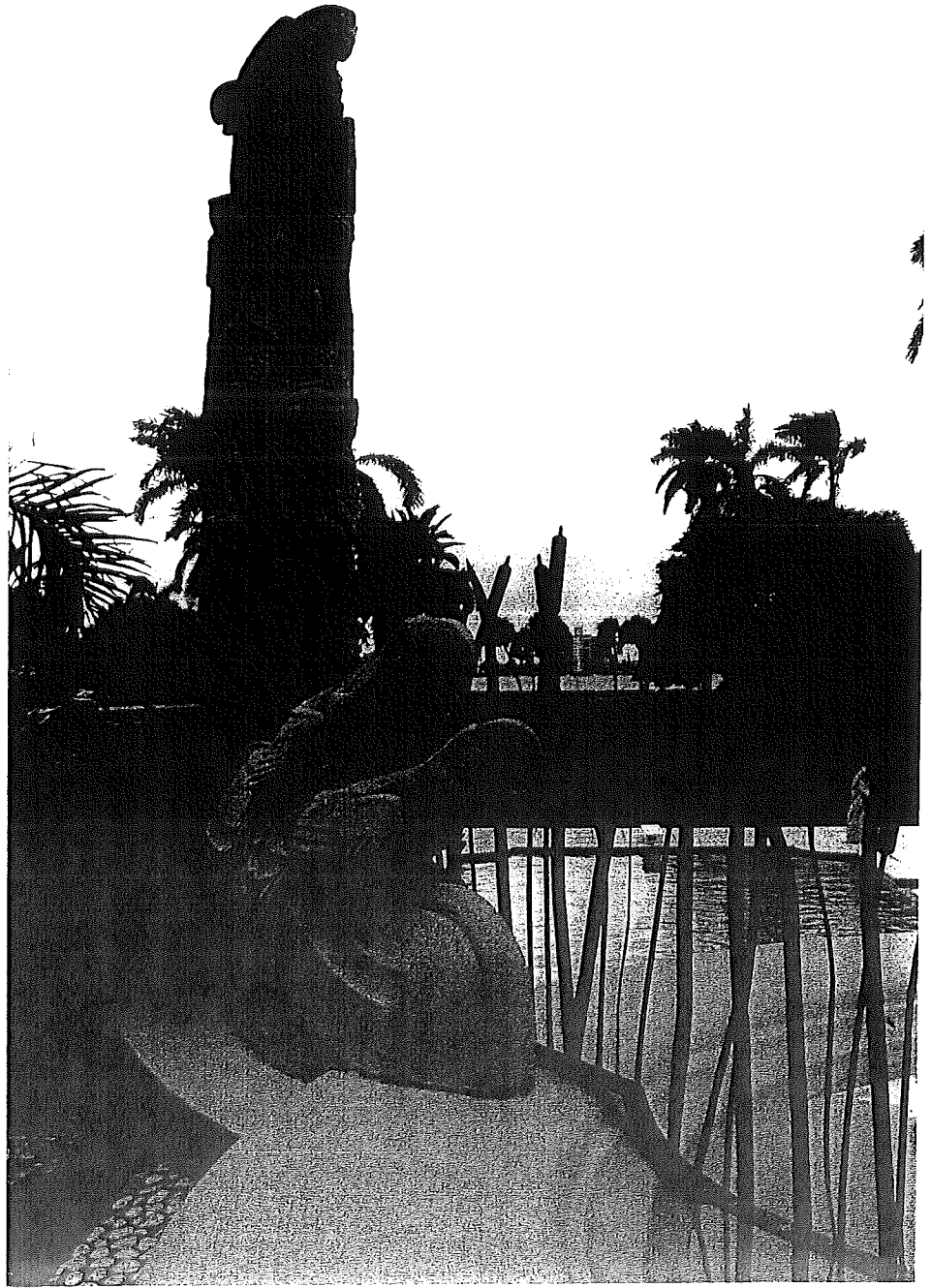
PHOTOGRAPH 3



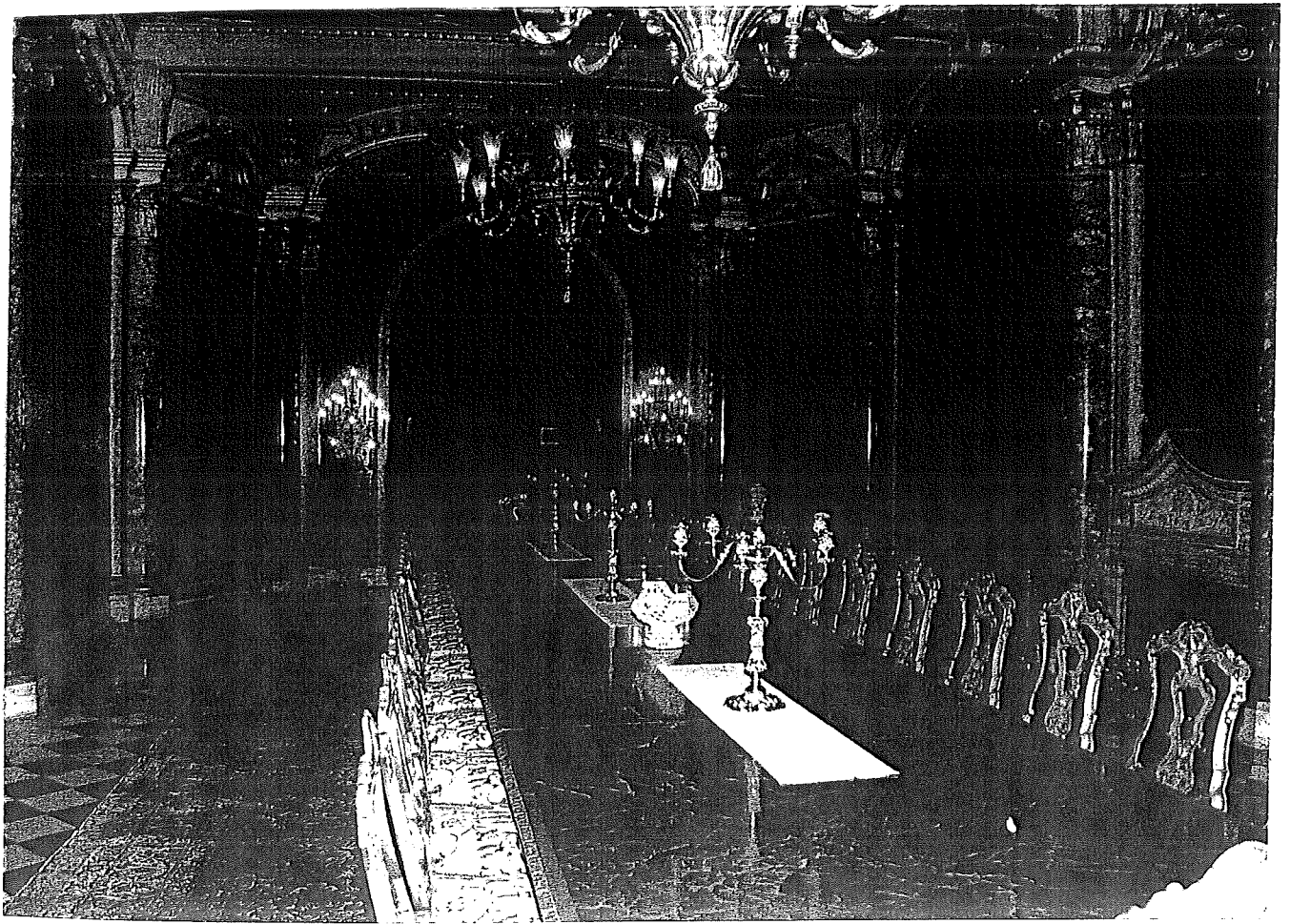
PHOTOGRAPH 4



PHOTOGRAPH 5



PHOTOGRAPH 6

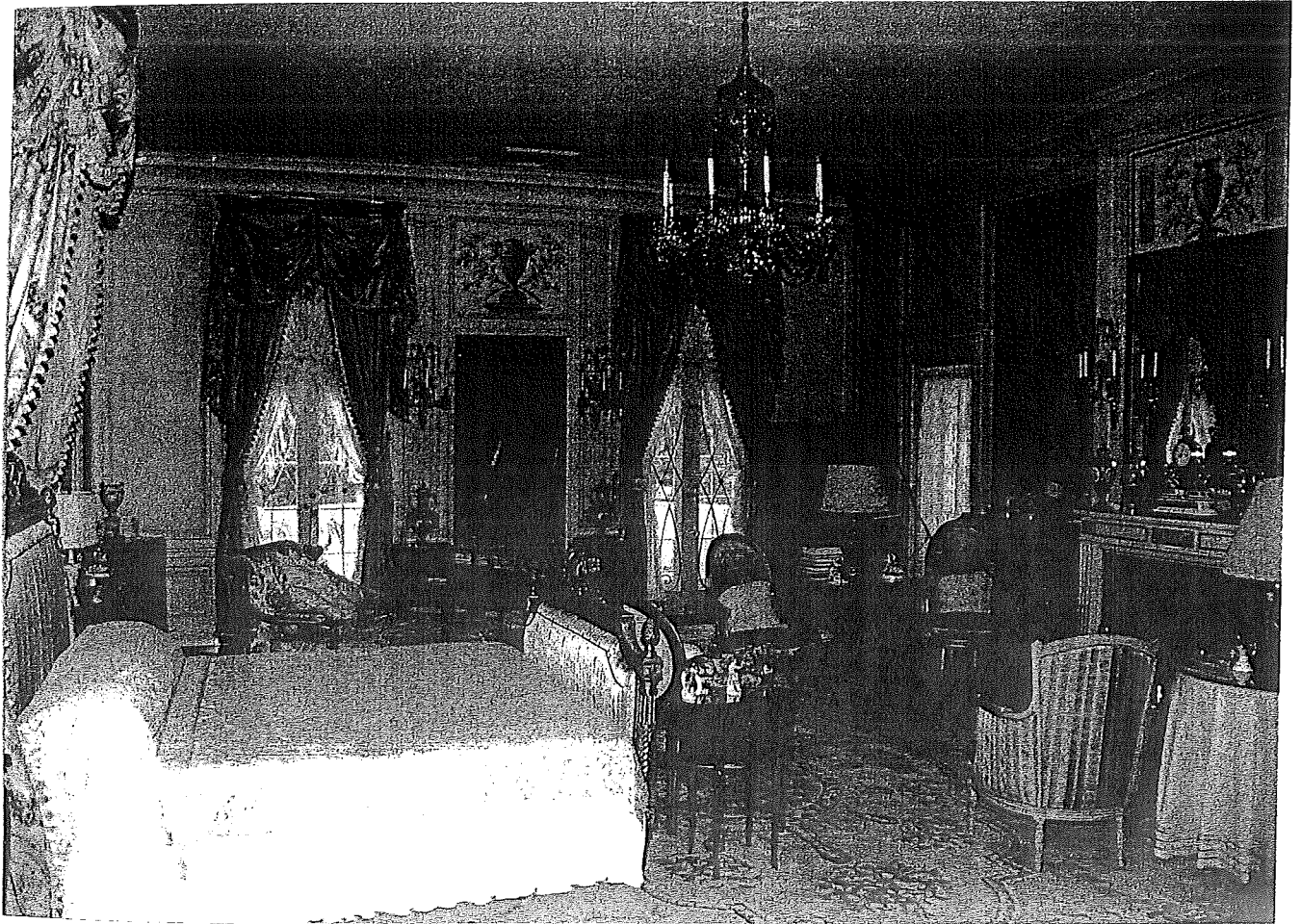


PHOTOGRAPH 7

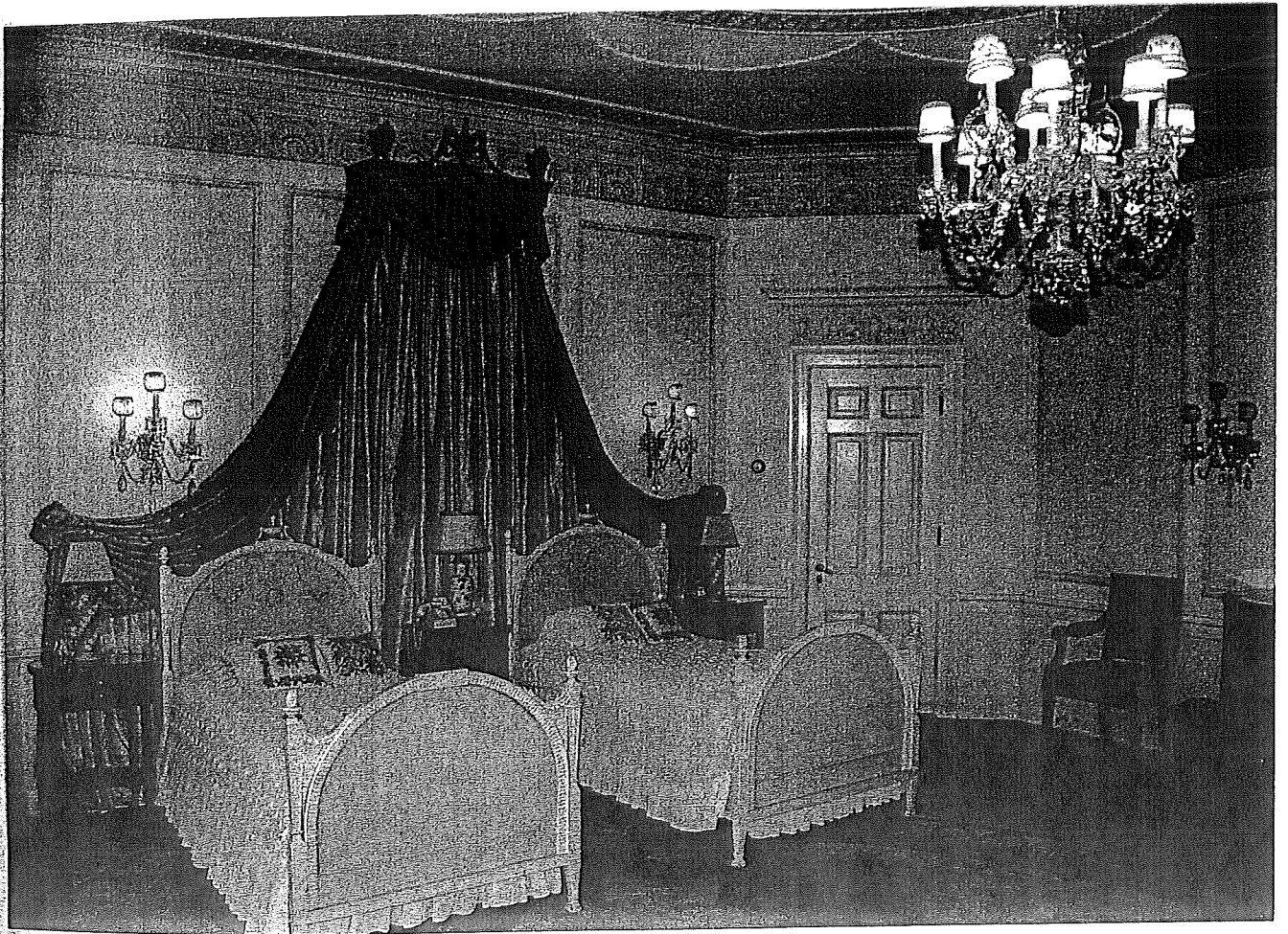




PHOTOGRAPH 8



PHOTOGRAPH 9



PHOTOGRAPH 10



PHOTOGRAPH 11



PHOTOGRAPH 12

CHAPTER FOUR

ARCHITECTURAL ANALYSIS

# ARCHITECTURAL ANALYSIS

By: Eugene Lawrence

Mar-a-Lago is designated as a local and national landmark. The factual description of the property is voluminously set forth in the following documents:

1967-1972 Historic American Building Survey ("HABS")

Congressional Act dated October 21, 1972 establishing Mar-a-Lago National Historic Site Advisory Commission to administer the Mar-a-Lago National Historic Site described in an Order of Designation dated January 16, 1967.

Public Law dated December 23, 1980 repealing the Order of Designation of Mar-a-Lago National Historic Site and redesignating Mar-a-Lago as a National Historic Landmark.

National Register of Historic Places Inventory - Nomination Form

The first task is the identification of those characteristics which make the property a landmark, so that principles may be enumerated and guidelines established to insure the preservation of the essence of the landmark.

The evaluation of the historic value of any building must take into account the life and times in which it was built, the person or persons who fashioned it and the purpose for which it was built. This context is the framework and the background against which the tangible and intangible results can be measured.

The United States was a young nation in the early part of the twentieth century. In the historical blink of an eye, it had declared and fought for its independence, established and proved a very radical form of government, occupied most of a continent, endured a wrenching civil war and reconstruction period, fought a war a continent away and emerged a world power. Great fortunes were amassed in this time, and the culture struggled to define an aristocracy absent

a royalty or institutions that had taken centuries to crystalize in Europe. It was that context which defined the need for a Mar-a-Lago.

Henry Morrison Flagler had started a winter colony in Palm Beach. He had built the "grandest of all hotels of all times", the Royal Poinciana. "It existed at a time when it was mostly rich society people only who came to Florida." He followed The Royal Poinciana with Palm Beach's white marble palace, Whitehall - built for his new bride and was followed by a string of "cottages". Those "cottages" were in fact large estates built by those who had amassed great fortunes as a statement of their presence. The object was to provide for a grand lifestyle in a private home in lieu of the grand lifestyle for the thousands in The Royal Poinciana Hotel. Having no historical precedent in this country, large chunks of European culture were bodily moved or emulated. The colony of that affluent group of emerging aristocracy pointed the way to Palm Beach as the place for a Mar-a-Lago.

Marjorie Merriweather Post was the daughter of the inventor of Post Toasties. She inherited the cereal business in 1914 and helped build it into the giant General Foods Corporation. Far more than a society matron, Marjorie Merriweather Post was shrewd and decisive in business matters and one of the founders of great fortunes. She had the ability to command her wealth rather than to fall hostage to it. Along with the Stotesburys, the Phipps, the Dodges, the Donahues, the Boltons, the Vanderbilts and others she sought to make a social statement. The 122 room statement made by the lady of the group proved to be Palm Beach's most impressive home.

Mar-a-Lago is first the statement of Marjorie Merriweather Post. While the tangible forms the structure took were expressed through the architects, the sculptors, the



nurserymen and the other artists involved, the final product is undeniably the creation of its owner.

When taking into account that Mar-a-Lago was one of several of Mrs. Post's properties, the immensity of the program becomes even more apparent. Mar-a-Lago was fashioned to be a setting for this grand lifestyle. It included not only gracious quarters for the family as seen in photographs 8 and 9, but numerous other suites for the guests who would visit when Mrs. Post was in residence as seen in photograph 10. Titled and untitled royalty from all over the world were expected. The Mansion was sized for entertaining in the most grand fashion - small and large dinners, parties, dances were to be in no less gracious setting anywhere in the world. It is perhaps best expressed by Mrs. Post's statement that nowhere in the United States did the Government have an appropriate place for visiting heads of state comparable to those found in Europe. She willed the estate to the United States Government for that purpose.

Recognizing that the space requirements would result in an extremely large mass, Mrs. Post directed that the structure be segmented into intermediate components to reduce the bulk of the building. The main living areas are fashioned around a central crescent, with the master suite, one daughter's suite and a guest house in inter-connecting structures, anchored by an 85' high tower. This complex is surrounded by the property manager's grouping and service buildings.

It is noteworthy that the entrance is far from the most imposing architectural element either in scale or location. The entrance sequence begins with a two leafed, double spindle wood gate in a masonry arch decorated with antique Spanish tiles at Ocean Boulevard as seen in photograph 1. It flows down a formal, palm lined gravel drive, allowing a full view

of the ocean facade, as seen in photograph 2 around a two story guest cottage and reaches its destination in a porte-cochere. Here, function was preferred over grandeur to allow the unobstructed sea-to-lake vista inside the structure.

Steps lead through an arched entrance, into a large Reception Hall as seen in photograph 3. Ladies' and gentlemen's cloak rooms open to the Reception Hall to allow guests to be assembled for entrance into the Living Room. The Hall also serves nicely to greet smaller groups of arriving and departing guests. The Hall is personalized with antique Spanish tiles as found on the entrance gates and family crests.

The entrance into the Living Room through massive carved doors is a spatial explosion both in the volume of space and the openness to view. Mar-a-Lago - Sea to Lake - is the name of the estate and a very vivid expression of its central focus. The ceiling rises to nearly thirty feet, seeming higher by the gilded "Thousand Wing" Ceiling patterned after the famous Accademis in Venice noted in photograph 4. A single pane of glass over 12 feet across frames the ocean vista to the left in a Roman arch. The Lake vista is seen to the right across the Crescent, the Patio and down an allee of Royal Palms to the Lake. The room itself is very grand in its size, proportion and decor. The doors to the west lead to the semi-circular crescent whose cloisters define the generally round patio some 75 feet across. Please see photograph 5. The patio is shaded overhead by a very large gumbo limbo tree on the south and a blend of palms on the north. The western center of the patio contains a parrot pool, a low reflection pool with wrought iron and water plants that is framed with sculptures of groups of parrots as seen in photograph 6. While this pool is a delight in itself, it is interesting to note that its placement obviates the need for a rail, which would diminish the lake view.

The Dining Room is entered directly from the northwest corner of the Living Room, and is equally grand in its size and decor. The integration of architectural elements with murals, and the general scale of the room make it the setting for the most formal of dinners as is apparent in photograph 7.

Around the South Crescent, down a half-flight of stairs, Mrs. Post later added a Dance Pavilion. It opens to the north and to the south, with a projection room to the east and a stage to the west. This Pavilion was used for dances, motion pictures and other types of entertainment.

This sequence of spaces, the Reception Hall, the Living Room, the Dining Room, the Cloister, the Patio and the Pavilion are the heart of the mansion. Here hundreds of splendidly dressed guests were entertained in a style not unlike the courts of Europe, in a setting equally elegant. The form and organization of the spaces are functional, fluid, well integrated and superbly responsive to the site. Many large houses contain comparably sized rooms. Few, if any, achieve the softness lent by the crescent, the power of the space volumes with the views and the fluid integration of the spaces.

The family and guest suites, photographs 8, 9 and 10 provide privacy and intimacy at the opposite end of the scale of grandeur established in the spaces for entertaining. Please see photographs 3 through 7. They are warm, have individual but very strong character and allow the independence and privacy necessary for house guests staying extended periods of time. There are generous spaces for the functions required, including sitting rooms, as photograph 8, play rooms, a nanny's bedroom where appropriate and, probably most important, they are arranged in such a way that minimizes hallway encounters. While these issues may appear abstract, they

form the essence of a lifestyle structured almost entirely by choice, one of the greatest elements of luxury.

Staff or servants rooms are plentiful for the core staff that traveled with the family and the staff who maintained the estate year round. Service facilities, the kitchen, pantry, laundry, and other housekeeping facilities are efficiently located and commensurate with the size of the estate and the functions that were held. Note should be taken of the sheer volume of functions that were required to live that lifestyle. The assembly of the materials, the organization of them into a workable system and the management of staff and services were a formidable achievement.

Finally there is the setting. Mrs. Post directed that the mass of the house not be overwhelming. It is beautifully scaled to itself and set on the high point of the land, gently flowing from the sea to the lake. The ocean and lake vistas are treated very simply in contoured lawn, interspersed on the lake side by a variety of generally isolated trees, mostly palms. The sculptured land became a pitch and putt golf course on the lake side. The north and south sides of these vistas are defined by tree lines, the southern one indicated in photograph 11 made up generally of mixed tropical planting and native species most probably in place when the house was constructed. These tree lines function to provide privacy for the mansion, particularly car lights from the south and to screen the service elements, slat houses, staff quarters, water tanks and citrus groves from the main house. The total vista is over a quarter of a mile in length from water to water.

The site is bounded on the east and south by a plain masonry wall, varying in height from about six feet on the west side to over sixteen feet on the southeast section. Its scale

is so tall as to require buttressing. While its surfaces are as undecorated as the mansion is decorated, it is so softened by tropical planting as to be difficult to identify in most places. This wall begins the boundary identification at the northeast corner, is intercepted by a service gate, is integrated into the property manager's house and leads to the main gate. The inter-connection of the site wall, the property manager's grouping and the main gate gives further scape to the property as a whole.

How then is the essence to be defined? The estate was born in a very heady time in the growth of our country, built by a wealthy and powerful person, to provide a setting for a very grand and gracious lifestyle.

It is a significant achievement in many ways.

In the most pedestrian aspect it is a logistical masterpiece. The kitchen, pantry and food service facilities far exceed most present day restaurants. A notebook was kept for Mrs. Post depicting photographs of almost thirty place settings of china, crystal and tableware to be selected for a given event. Staff quarters were generously provided and strategically located. The property manager's complex of buildings is free standing and located between the entrances. Mrs. Post's secretary's quarters were directly under the master suite with private access. The mechanical services, largely in the lower level, are far more reminiscent of the working spaces of a ship than a house.

The organization of its functional plan, extended into spatial concepts and inter-related, is fluid, exciting and appears to have grown together without effort. A good house should have a space for every mood. Note the contrast in photographs 4 and 8. Mar-A-Lago is unbelievably successful in that context. While the entertainment spaces are a fitting setting for

any jewels or gowns or presence, there are equally well executed spaces which are intimate, warm, whimsical, airy, casual, sheltering and a place to take the sun any time of day.

The decoration and treatment of the surfaces make this enormous structure at once a huge, interconnected painting. The antique Spanish tiles, some of which are seen in the entrance hall, photograph 3, form probably the greatest collection in the world. The plaster relief crests, the "Thousand Wing Ceiling," the marble inlaid floors, the wood parquet floors, the tapestries, paneling and millwork form an endless line of almost endless detail. Mrs. Post traveled the world to assemble the furnishings and decorative art that contribute largely to her statement. It is noteworthy that the very intricate, sometimes formal, sometimes casual textures always reflect the volume and shape of the spaces. The carvings, or more accurately sculptures, by Franz Barwig and his son are a study all in themselves. Working both in stone and wood, they created motifs of rams, birds, monkeys, comic people, parrots and an endless variety of floral patterns. The motifs range from very proud and stern to light and playful, from seriousness to absolute whimsy.

Finally, the assemblage of all this is executed with the same finesse as the parts. The sheer size of the mansion is mitigated by its division into separate components and the Ocean and Lake vistas. Far from being stoic, these components are integrated skillfully in a very fluid and romantic fashion. The expansion of the chimneys into major architectural elements -- or the termination of architectural elements by fanciful chimneys as seen in photograph 11, provide an especially playful, light and uplifting character to the entire complex. Scale is defined as the way one mass relates to another -- a mix of masses, not just the size of an element. The scale of Mar-A-Lago, set in its vistas, assembled with a full range of solid, open, soaring, rambling and playful

masses is truly masterful as can be seen in photograph 12. The visual expression is just what it was meant to be, a setting for a grand and gracious lifestyle. But, as the property says, a happy, light, and playful grand lifestyle.

**CHAPTER FIVE**

**INVENTORY OF MAR-A-LAGO BUILDINGS**



# INVENTORY OF MAR-A-LAGO BUILDINGS

The glory of Mar-a-Lago has been described in detail and photographed in several of the sources listed in the Selected Bibliography and should serve as permanent reference for its preservation. The three most authoritative descriptions are excerpted in the following pages.

## PART A

In Heiress: The Rich Life of Marjorie Merriweather Post, William Wright provides this portrait on pages 93 through 97:

Guests pass through an imposing and fanciful gate on South Ocean Boulevard and proceed up a drive lined with coconut palms....

Entering the house you come into a spacious hall with centuries-old Spanish tiles that line the walls to a height of eight feet. (There are some 36,000 such tiles embedded into those walls). A hooded fireplace with a bust of Homer on one side, Hadrian on the other, dominates the room. High on the walls are ten plaques of coats of arms related to the Post and Merriweather families that Marjorie had unearthed with the help of complaisant genealogists.

Huge cypress doors lead into a monumental drawing room that soars more than two stories to an overwhelming ceiling of intricately carved gold leaf, a copy of the famous "Thousand-Wing Ceiling" in Venice's Accademia. The room was proportioned to accommodate seven tapestries from a Venetian palace, which give a hushed and lugubrious feeling; yet clumps of heavy padded furniture scattered around make the vast space seem comfortable, almost cozy. The whole effect is very much like one of the movie palaces of the twenties that Urban and other romantics designed and that were, in turn, probably trying to resemble a fantastic private palace like Mar-a-Lago.

The drawing room is the most stupendous feature of a stupendous house and is surely one of the most remarkable rooms in any American residence. Marjorie delighted in the impact the room made. She would often conceal herself in the second-floor gallery on one of the small balconies high against the gold ceiling to observe guests' reactions when they first entered the room.

Marble steps lead up to a wide window alcove where an enormous expanse of plate glass frames the lawn and the ocean. When the glass (which had been specially made in Pittsburgh and with great difficulty was transported to Florida by a chartered truck) was being coaxed into position, it shattered. The months-long process had to be repeated.

The dining room, a copy of the room in Rome's Chigi Palace that Mussolini used as an office, was almost as lavish....

A modest library is lined with antique pine paneling and holds a portrait by Sir Joshua Reynolds. The drawing room opens onto an enclosed space called the Monkey Loggia because of some carved stone monkeys that perch near the ceiling (one next to the library wears glasses and is reading a book). Throughout the house appear intricate carvings in wood and

stone, mostly the work of Viennese sculptors, Franz Barwig and his son, who spent three years at Mar-a-Lago fashioning the rich ornamentation.

There were four master-bedroom suites; the one designated for Marjorie was of a Versailles lavishness. On the ground level, it was reached by the covered loggia that circles around the mansion's Lake Worth side. Inside, a sitting room was followed by two enormous bedrooms, side by side, one for Ed and one for Marjorie. Each had its own bath, but Marjorie's was more than just that.

One passed from her bedroom through a corridor (from which open various closets and a commode), ending up in a large semicircular room with windows overlooking the lawns and gardens that stretched to the lake. This room was a combination bath and office. It had a bathtub and dressing table, but it also had a desk and a phone. Here Marjorie would spend her morning with her secretary and masseur, exercising, putting together her toilette, writing letters, composing memos to the staff, making phone calls.

On the second floor of Mar-a-Lago a number of other bedroom suites open off the partially covered semicircular walk that tops the loggia below. Each of the major bedrooms is decorated in a completely different style, contributing strongly to the cries of "bastard" that met Mar-a-Lago's unveiling. One is in an old Dutch style with much heavy carved oak and Delft tiles -- Marjorie's mother had loved Delft -- set into the walls and into the head and footboards of the twin beds. Another suite is Spanish; another, perhaps the most incongruous in the predominantly Spanish-Moorish ambience, is a large room (in the formal English architectural style of the brothers Adam) that looks as though it could have graced the Governor's Mansion at Williamsburg.

A bedroom suite on the ground floor is perhaps the most fanciful of this free-wheeling architectural fantasy. It is "Deenie's House," also known as the Sleeping Beauty Suite, a series of rooms that open off the loggia next to the entrance to the Hutton's bedroom complex. Leading into these rooms is an iron gate. After the Lindbergh kidnapping an armed guard was stationed here at all times. Inside is a large sitting room and two bedrooms -- one for Nedenia, one for her nurse.

Dina's bedroom was an oval-shaped space that focused on a fireplace in the form of an outsized beehive. Rich ornamentation in plaster relief trailed around the walls: pink roses on twisting vines. Two bright yellow plaster canaries peeked out from the green plaster foliage....

Behind Mar-a-Lago is a nine hole golf course (reusing the same fairway) that stretched to Lake Worth and a boat dock. To either side, paths wend through lush tropical gardens. The patio has a large fountain and stone steps, with a blue flood-light installed in the tower to ensure all-phase, all-weather moonlight.

To the front a lawn stretches down to South Ocean Boulevard, a gentle upsweep in the lawn concealing the road but not high enough to block the view of the Atlantic Ocean.

## PART B

The Honorable James R. Knott depicts Mar-a-Lago in The Mansion Builders: Palm Beach Revisited III on pages 56:

Old roof tiles were brought from Cuba. Italian and Portuguese workmen were hired to do much of the woodworking, but local labor was used as much as possible, including college youths. The ironwork was cast and wrought in West Palm Beach, and Florida cypress was used in doors, beams and wherever possible. Marjorie wanted to help the local economy, which was suffering badly after the collapse of the boom.

The decorative features of the house include 36,000 old Spanish tiles, many dating back to the 15th century. According to a scholar in that field, there are more antique Spanish tiles in Mar-a-Lago than in any other building in the world, excepting Spain's Alhambra. Three shiploads of Dorian stone, adaptable for carving, were brought from Genoa, Italy, for exterior walls, arches and other locations. Tiny sea shells and fossils can be seen in it.

The lofty gold-leaf ceiling of the living room at Mar-a-Lago is a copy of the famous "Thousand-Wing Ceiling" in the Accademia in Venice. Spanish furnishings and lanterns and Bristol chandeliers are complemented by rare silk-needlework panels on the walls, from an old palace in Venice. The dining room is adapted from that of the Chigi Palace in Rome, used by Mussolini as his office. The library, panelled in old English walnut, contains notable paintings. The guest suites are named for their decor -- Adam, Venetian, Spanish, Portuguese, Dutch (delft), American, etc. The wing designed for Dina's childhood days, "Deenie's House," with her oval bedroom guarded by wrought iron bars (after the Lindbergh kidnapping), features fairy-tale motifs.

## PART C

The most detailed inventory of Mar-a-Lago was compiled by John C. Poppeliers, Dr. Samuel Proctor, Nancy K. Beinke and Professor F. Blair Reeves, A.I.A. as HABS No. FLA-195 for the Historic American Building Survey of The National Park Service's Office of Archeology and Historic Preservation:

### MAR-A-LAGO

Location: 1100 South Ocean Boulevard, Palm Beach,  
Palm Beach County, Florida

Statement of Significance: Mar-a-Lago is one of the most lavish mansions built in Florida in the early 20th century when the State was a wintering place for the country's wealthiest and most prominent families. Architecturally, it followed the contemporary vogue for the Spanish Revival, a style particularly suited to the climate and history of the area.

## PART I. HISTORICAL INFORMATION

### A. Physical History:

1. Legal description of the property: The 16.98 acres which make up the estate are described as "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 43 East, in the Town of Palm Beach, Palm Beach County, Florida, lying West of Ocean Boulevard (S. R. AIA) Right of Way . . ."
2. Date of erection: Construction began in 1923. The house was officially opened in January, 1927.
3. Architect: Marion Sims Wyeth, FAIA.

Interior designer: Joseph Urban.

Sculptor: Franz Barwig.

Landscape Architects: The firm of Lewis and Valentine was responsible for the original landscaping.

4. Original plans and construction: Mar-a-Lago is one of America's most elaborate 20th century mansions. The site, the style, and a large amount of the decor was personally chosen by Marjorie Merriweather Post (then Mrs. Edward F. Hutton), who had the house built. After searching the area south of Worth Avenue for many months with her agent, Lytle Hull, Mrs. Post found a property which was suitable for the construction of the kind of residence she wanted. The property, overgrown with lush vegetation, consisted of approximately seventeen acres on a coral reef located between the Atlantic Ocean and Lake Worth. The reef provided a firm base for the house which was anchored to it with concrete and steel, and has withstood hurricanes and heavy tropical storms over the years. The name Mar-a-Lago means between sea and lake.

Construction of Mar-a-Lago began in 1923. At that time Addison Mizner was the rage in Palm Beach, creating tile-roofed palaces for wealthy patrons in a style inspired by the architecture of Spain. Mrs. Post, however, retained Marion Sims Wyeth, a graduate of Princeton and the Ecole des Beaux Arts, as her architect. Many of the ideas that went into the house were Mrs. Post's. She had traveled extensively in Europe, visiting the palaces, estates, and great museums of the continent. She had seen many decorative motifs which she wished to adapt for her own residence and had acquired a collection of architectural remnants and fine furnishings which

were incorporated in the house. It was her idea to bring together the Spanish, Venetian, and Portuguese styles into one harmonious and striking effect.

Joseph Urban, noted among his many accomplishments as an interior designer, was chosen to oversee the interior decoration and carved ornamental stone work at Mar-a-Lago. He was responsible for bringing his fellow Viennese, Franz Barwig and Barwig's son, Walter, to Palm Beach to execute the interior and exterior sculpture. Father and son worked nearly three years developing the various motifs, including the parrot, monkey, ram's head, eagle, and griffin figures which adorn the outside and cloister walls for which the residence is so famous. Their modeling shop, where much of the carving and casting was done, stood near the present entrance to the beach tunnel. The original plaster models are still stored on the premises.

Cooper C. Lightbrown of Washington, D.C., received the construction contract. Most of his workmen were recruited from the greater Palm Beach area where the building boom had caused a cadre of skilled workmen to assemble. Because of the vogue for the Spanish style in palatial resort building, firms which manufactured the pottery, tile and ironwork needed for this style had sprung up in Palm Beach. Consequently, much of the material for the house was purchased in the area.

Among the imported materials were the three boatloads of Doria stone from Genoa used for the exterior wall facing, some of the interiors, the arches, and the Barwig sculptures. This fossil-bearing limestone was chosen for its quality of rapid aging and its suitability for intricate carving. The roofing tiles, approximately 20,000 of them, and the 2,200 black and white marble floor blocks used in the entrance hall, living, and dining rooms came from a Cuban castle. Of particular interest is the vast number of antique Spanish tiles which are used lavishly in the entrance hall, patio, cloisters, and in some of the rooms. Mrs. Post acquired a collection of nearly 36,000 tiles that had been assembled in the 1880's by Mrs. Horace Havermeier. These tiles date back to the 15th century, and some of the oldest ones show the influence of the Moors after their invasion of Spain. The collection of Spanish tiles at Mar-a-Lago is probably one of the largest in the world.

The house is a sprawling Mediterranean-style villa that is an adaptation of the Hispano-Moresque style which was so popular in Palm Beach at the time. It has a two-story central block with family quarters and service areas in lower subsidiary wings and buildings. This arrangement was chosen by Mrs. Post to keep the main house from appearing too massive and to separate the family and service areas from those used for entertaining. The

ocean facade of the house is rectangular, while on the west side a crescent-shaped arc lined with double cloisters faces Lake Worth. Sheltered in the crescent is a round patio paved with surf-polished stones discovered by Mrs. Post along the beaches of her Long Island hunting preserve at Great South Bay. Carloads of these black, white, yellow, multicolored stones were shipped to Mar-a-Lago and laid in the pattern of a courtyard Mrs. Post had seen at the Alhambra in Spain. The house is topped by a seventy-five foot, tile-roofed tower containing bedrooms and baths and an observation deck commanding a view of Palm Beach for miles around.

Stretching from the house down to Lake Worth are the landscaped grounds including a nine-hole golf course. At one time Mrs. Post brought the Ringling Brothers-Barnum & Bailey Circus to the estate to give a benefit show, and the tents were pitched on this spacious lawn. The main entrance to the house is through a large gate and coconut palm-lined drive on the Atlantic Ocean side. A stone path and tunnel pass under South Ocean Boulevard to the ocean beach where a private pool and cabanas serve Mrs. Post and her guests. Joseph Urban's Bath and Tennis Club is also accessible through this tunnel.

The grounds are beautifully landscaped with tropical vegetation and flowers. Potted plants and flowers also profusely adorn the patio and loggias. A citrus grove, greenhouses, a cutting garden, guest houses, and staff quarters are also on the estate. Colored lights in the trees and lanterns in the cloisters accentuate the architecture and foliage at night.

Mar-a-Lago is filled with fine furniture, art objects, and ornaments that Mrs. Post has collected during her travels or has commissioned especially for the house. This is illustrated by the central and most important room in the house, the living room, sometimes called the gold room. The gold leaf ceiling is a copy of the "Thousand-Wing Ceiling" in the Accademia at Venice. Mrs. Post substituted a gold sunburst for the angel faces in the centers of the wing motifs of the original. Seven rare silk needlework panels from a Venetian palace are on the walls, and suspended from the seven large archways are old Spanish lanterns. The large hooded fireplace was designed by Joseph Urban to be a harmonious focal point for the room. On the ocean side of the room, a small, raised loggia leads to the great arched window set in a deep border of carved griffins which is the most prominent architectural feature of the east facade. The glass was so large that the freight cars transporting it from the factory in Pittsburgh had to be rerouted to avoid tunnels and low bridges. The whole process had to be repeated when the first window shattered while being set in place.

The house contains various bedroom suites, each named for its interior

design and decor; many of these suites have a panoramic view of the gardens. The Dutch Room is a memorial to Mrs. Post's mother who particularly liked the Dutch Delft tiles from which the room takes its name. The suite that was used by Mrs. Post's daughter, the actress Dina Merrill, when she was a child is called the Baby House and is furnished with a carved, silvered bed and an intricately designed beehive fireplace. The hinges of the doors are designed as twining roses, and the handles are small squirrels with the tails for the levers. The rug in this room was woven from a design in a fairy tale illustrated by Joseph Urban.

5. Alterations and additions: Mar-a-Lago has been substantially unaltered since its completion. The one major change has been the addition of a dance pavilion and passage at the southwest end of the cloister in 1961-62, to accommodate, among other entertainments, the square dances which Mrs. Post particularly enjoys.

In 1964, the patio off the Monkey Loggia was enclosed with glass to form the "Tent Room." It is used for dining.

Fall-out shelters have been added in the basement of the main structure.

## PART II. ARCHITECTURAL INFORMATION

### A. General Statement:

Constructed of reinforced concrete and hollow ceramic tile faced with stucco and/or stone veneer, its detailing is excellent, consisting of bas-relief and sculpture in Doria stone (fossil-bearing limestone from Genoa, Italy), antique Spanish glazed tile, and carved cypress details. A seventy-five foot tower dominates the structure and provides a focal point for the Palm Beach area.

### B. Description of Exterior:

1. Overall dimensions: Approximately 300' by 600'.
2. Foundations: The structure was built on a coral reef, and, as a protection against high tides, reinforced concrete and/or sheet steel piling were used in addition to reinforced concrete slab and foundation walls.
3. Wall construction: Walls are constructed of hollow sixteen inch ceramic tile. The interior is covered with lath and plaster 1-1/2 to 2 inches thick. On the exterior is a white-brown cement stucco in a variety of textures. Carved Doria stone in dressed ashlar and bas-relief patterns is used for most of the exterior ornament. Spanish glazed tiles (in abstractions of the Lion

of San Marco, three towered castle, floral and geometric patterns) set in cement serve as wainscots and decorative panels. The tower framing is reinforced concrete and cypress.

4. Porte-cochere, cloisters, patio, covered ways, courtyards:

- a. Porte-cochere: A porte-cochere, with a covered way above, arches across the main drive between the entrance hall and the guest house, and provides the principal entrance to the house. The arched openings spring from two engaged columns at each corner. Two male figures in bas-relief serve as capitals of each column. The ceiling of the porte-cochere is plastered in a groined vault. An antique hand-worked sheet metal and glass lantern hangs from the intersection of the groins and is secured by chains from the four corners. At the south side of the porte-cochere is the arched opening to the entrance hall. The barrel-vaulted stone ceiling is coffered with a flora boss in each panel. The surround of the main entrance door is round-arched with bas-relief in a floriate and human figure motif. The door consists of wrought-iron grille work with glass backing. Opposite the main door is another similar door to the guest house.
- b. First Level Cloister: This cloister follows the concave curve of the house on the west side at the first floor level. It provides a transitional space between the living room and library and the circular patio and also provides access to the Owner's Suite, the Baby House (Children's Suite), secretaries' offices, second-floor stairways, and to the kitchen-service area. Continuity of the cloister's arcade and vaulted ceiling is interrupted by arches and groined ceiling at the doorway from the living room and at each end of the crescent.
  1. Flooring: The floor is paved with Doria stone. Ceramic strip inserts in an interlacing bond motif (a detail which occurs in other paving and as a stair-riser decoration) define the paving pattern. An inlay of black pebbles (see patio flooring) occurs at the living room entry and at the ends of the cloister.
  2. Ceiling: The cloister has a barrel-vaulted plaster ceiling. A rope molding marks the intersections of the cloister vault with the arches of the arcade. This treatment is repeated on the inside wall with corbeled capitals.



3. Walls: Inside walls are Doria stone with large panels of antique Spanish glazed ceramic tiles reflecting the open arches opposite.
  4. Cloister arches: Soffits are decorated in an arabesque lineal pattern of foliage and grapes. The arches are framed by simple ashlar masonry on the patio side. The arches and wall surrounds opposite the living room entry and at the ends of the cloister project outward and are decorated with an elaborate bas-relief on the patio facade. This bas-relief is in a vine and bird motif. Vines grow upward from pendent bases at the springline of each arch to include grape clusters, bells, flowers, birds on nests and in flight, with the central motif of birds feeding their young occurring at the keystone.
  5. Columns: Exterior columns of the cloister have Doria stone capitals carved in a motif of entwined birds above acanthus leaves. Column shafts are cast concrete replacements emulating originals of Doria stone. Carved square bases include free-standing hovering birds at each corner. Columns in the recessed entrance to the library and Children's Suite are engaged and free-standing.
  6. Lighting: A variety of sheet metal and glass lanterns in a traditional Spanish style.
- c. Cloister to the Owner's Suite: A short cloister at right angles to the southwest terminal of the first level cloister leads to the Owner's Suite. The treatment of the columns and arches of the arcade is the same as that of the main cloister. Spanning the cloister is a round arch of Doria stone voussoirs which springs from two free-standing columns. Beyond the arch, tile-decorated steps lead up to the entrance to the Pine Hall (anteroom to the Owner's Suite). The double doors are of wrought iron with glass backing and are contained in an arched opening with tile surround. To the right an arcade and stairway lead to the modern Dance Pavilion.
  - d. Cloister to the Kitchen-Service Wing: A short cloister at right angles to the northwest terminal of the first level cloister corresponds to the cloister to the Owner's Suite. At its northern end are two arched openings with wrought-iron grilles backed with glass which lead to the service areas.
  - e. Patio: The round patio is defined by the cloister, by curving

stairways to the west lawn, and by the Parrot Pool. The patio is paved in geometric patterns of black, yellow, and white pebbles from Great South Bay, Long Island. Black pebbles form an interlocking linear pattern which delineates eight-pointed stars and irregular five-sided polygons in the light-colored ground. Planting beds for tropical trees and plants interrupt the paved surface. At the east and west sides of the patio, curving stone stairways lead down to the level of the lawn. Between the stairways is the Parrot Pool, named for Barwig's carved parrots which ornament it. At the center of the retaining wall that supports the Parrot Pool is a Doria stone fountain. It consists of a shallow pool at patio level which is cantilevered over the basin of a larger pool at lawn level. The upper pool is fed by parrot spouts situated at the rim. The lower pool is fed by three Doria stone swans with wings and necks extended. The retaining wall terminates at the fountain with two carved stone finials with clusters of parrots at the tops. Similar finials occur at the lower ends of the stair rails. Wrought iron marsh grass and water birds project above the retaining wall at the west side of the upper pool.

- f. Upper Cloister and Loggia: The upper cloister or loggia is immediately above the first level cloister and provides access to the guests' quarters and the secretaries' offices.
1. Floor: Unglazed ceramic tile, sealed and unsealed.
  2. The parapet wall of the first level cloister extends upwards to rail height to form a protective guard, perforated in a guilloche pattern. Wooden benches provide seating adjacent to the guard. Cast concrete outlookers in a parrot head and modified acanthus motif provide front-lighting for the parapet wall.
  3. Roof: A mission-tile shed roof covers half of the upper cloister providing covered access between rooms. Columns supporting the roof are chamfered and tapered. The capitals are two-piece bolsters carved in a cyma reversa profile and fastened with dove-tail wooden keep. The fascia and soffit of the cornice are decorative with inlaid ceramic tiles, painted rope molding and corbeled rafters, the ends of which are carved and gilded eagles. Panels of turned wooden balusters are used as a frieze decoration and in grilles between columns and interior wall.

- g. Covered Way between Kitchen Area and Secretary's Cottage (Circulation element at the north side of the lawn, opposite the Dance Pavilion and adjacent to the Service Wing): The covered way has Doria stone pedestals and columns with geometric capitals. There are wooden balustrades between column pedestals. A balustrade panel with carved wooden parrot and cockatoo finials forms a screen at the steps from lawn to the covered way. The wall of the covered way is of stucco with Spanish tile wainscot and panels and half-round arched openings with grilles of wood balusters. A stairway runs from the covered way up to the kitchen-serving wing.
  - h. Veranda and Covered Way above Porte-cochere: Joins the Venetian Room and the Guest House. The wooden columns are chamfered and bolstered like those of the upper cloister. The gable roof is tiled.
  - i. Covered way from southwest terminal of first level cloister to Dance Pavilion (c. 1961-62 construction): The stairway to the Dance Pavilion runs down through a multi-level arcade with groined vaults in the ceiling stepped to coincide with changes in stair elevation. Spanish tiles in arched panels define changes in vault levels. There are wrought-iron grilles between piers and columns.
  - j. Courtyard between the Owner's Suite and the Children's Suite: An arch with bellcote spans from the northwest corner of the Children's Suite to the interior stairway connecting the Owner's Suite with secretaries' offices above. The stairway is strongly articulated by projecting patterns suggesting boxed risers and treads. Symbolic balusters and railing provide reveals for groups of windows and roof following the incline of the stair.
  - k. The Owner's Maids' Patio: This patio lies south of the covered way and stairs to the Dance Pavilion, between the Dance Pavilion, the Owner's Suite, and the owner's maids' quarters. There is a curving stone exterior stairway to the Owner's Suite with wrought-iron balustrade and stair enclosure.
  - l. Service Courtyard: Defined by service kitchen and service wing, garage, and laundry.
5. Chimneys: Except for the tower, the chimneys provide the only vertical emphasis in the design of the house. They are extremely tall with hooded caps and contain one or more flues. They are constructed of stucco-covered brick. A grouping of single shafts appears in the area of the Owner's and

Children's suites, often in combination with decorative stucco parapets.

6. Openings:

- a. Doorways and doors: See detailed descriptions of porte-cochere and floor plans.
- b. Windows, balconies:
  1. Living Room windows, east (ocean) elevation: The huge round-arched central window is the main feature of the east facade. It is made of a single sheet of plate glass, framed by lacy wrought iron, and set in a deep Doria stone surround of carved griffins with a border of acanthus leaves. Projecting blocks define the springline and keystone. Three levels of planters project outward from the window in concentric semi-circles. On either side of the central window, a corbeled arch encloses a recessed panel of glazed Spanish tile. Within each panel, a round-arched window is set in a simple masonry surround.
  2. Seven-Window Balcony: Centered above the large window is an arcade of seven unglazed openings which communicates with a narrow porch above the living room loggia. The arches are elaborately ornamented in a Moorish manner. Each column and capital is carved in a different motif. The spandrels are covered with arabesque patterns in bas-relief. Above each capital is a projecting lion's head. Similar, but less elaborate, arcades are found beneath the eaves on other elevations.
  3. Dining Room Window: The large rectangular window in the dining room faces onto the service courtyard beside the porte-cochere. It has a Doria stone surround carve with foliage and human figure motif like that of the main entrance door. Totems of carved monkeys flank the window.
  4. Kitchen Windows: The three round-arch openings on the east side of the kitchen wing are filled with wrought-iron grille work. Above them is a corbeled drip detail of mission tile. Separating the windows are four carved figures on pedestals representing vendors of fish, wine, vegetables, and poultry.

5. Window in Ladies' Cloak Room: In the northern portion of the east elevation is the large round-arched window to the ladies' cloak room. It has a wide surround of Doria stone voussoirs with a fascia of acanthus molding and man and vine bas-relief similar to that on the dining room window. The base course of the house is stepped upwards into the sill. Directly above, a wrought-iron grille covers the window of the Spanish Room. The pieces of carved-in-place sculpture on corbels depict a dancing couple and two musicians. A stepped drip molding pattern encloses the two windows and the sculpture. Monkey pendants occur at the terminals of the drip moldings.
6. Window in Men's Cloak Room: This window, just east of the porte-cochere, is similar to the one described above but lacks the sculptured figures.
7. Balcony off of Spanish Room and Spanish Room Bathroom: At either corner of the projecting northern portion of the east facade are small balconies at the second-floor level. They have circular floors and wrought-iron railings in an ogee curve. The supporting stone brackets are carved in an eagle and wing motif.
8. Windows in Baby House: Rectangular casement windows have iron grilles with copper inserts illustrating various fairy tales. There are wrought-iron cages over the windows in the apsidal end of the bedroom of the Baby House.
9. Windows, South Wall of the Norwegian Room: Pairs of round-arched windows are separated by columns supporting two arches. (A similar detail is at the doorway between the owner's bedroom and terrace.)
10. Windows, Apsidal end of the owner's dressing room: Five round-arched openings have two casement windows per opening.
11. Windows, East elevation, Guest House: Wrought-iron cages cover the windows at first floor level.

7. Roof:

- a. Shape and covering: Hipped and gable roofs are covered with

antique Cuban mission tiles and modern "Palm Beach Cuban" mission tiles over cypress sheathing. The tile is earthen red in color. During the last ten years, all the roofing tiles were removed and the felt and asphalt base beneath was replaced. The tiles were then rewet in a cement and mortar mixture. All exterior copper flashing and pans were also replaced.

- b. Cornice and eaves: The ends of the rafters and corbeled beams are cypress carved in ram's head, eagle, parrot, and griffin motifs. The soffits have panel decorations.
- c. Dormers: There are sheet metal eyebrow-dormers, louvered to accommodate air conditioning equipment.
- d. Tower: The 75-foot tower rises from the roof of the house. It has a mission-tile roof with a tall decorative stucco chimney. In plan it is a rectangle truncated at each corner to form an irregular octagon. Each of the four large faces have two arched windows with a carved cartouche containing a coat of arms between them. At the top level are four cantilevered balconies supported on shaped brackets. The balconies have round wooden columns and guard rails of turned balusters. The wall faces between the balconies are set with ceramic tile.

C. Description of Interior:

- 1. Entrance Hall: This hall is directly entered by way of the main door from the porte-cochere. It provides access to the living room, men's and women's cloak rooms, minor entrance to the dining room, and to telephone and janitor closets.
  - a. Floor: Diagonal floor pattern of 9" x 9" clay tile with white marble tile border.
  - b. Walls: There is a high wainscoting of antique Spanish tiles in a variety of patterns. The basic colors are blue, yellow, and white. In the center of the east wall is a fireplace with conical hood recessed in a stepped tile opening. A clock with a tile face is set into a balustrade which surrounds the opening of the hood. Flanking the fireplace are corbeled niches containing early Italian copies of Roman busts. Corresponding niches and recess on the west wall contain a table and two Dresden urns.

- c. Ceiling: The beamed ceiling of traditional Spanish design is painted black, red, and buff and is hung from steel eye beams. The ceiling panels contain figures of lions and griffins which correspond to the crests of the Merriweather and Post families which hang high on the walls.
  - d. Lighting: The hall contains eight old Spanish lanterns, four in a star shape and two, in the center, which are rectangular and gilded.
  - e. Opposite the main exterior door, already described, is the round-arched door to the living room. The two wooden leaves are each divided into 35 panels which contain a metal boss on the hall side and a gilded cherub on the living room side. The iron door pull is in a mother-and-child motif. Four quatrefoil-studded doors lead from the hall to the secondary spaces.
2. Men's Cloak Room:
- a. Floor: 9" by 9" ceramic tile with a black tile border.
  - b. Walls: Three kinds of multicolored blue, yellow, and white Spanish tiles from octagonal patterns.
  - c. Ceiling: Sand-finished plaster ceiling of natural color with a wooden cornice.
  - d. Fixtures: Marble lavatory, with chrome - finished brass fixtures. Two toilet rooms each contain a water closet.
3. Women's Cloak Room: Similar to room described above. Fixtures are brass with gold finish.
4. Living Room: The room is basically rectangular in plan, approximately 30' by 60' with a 42' ceiling height. A loggia, approximately 6' deep and 60' long, runs along the east side of the room and contains the large east facade window. It is approximately 2' above the living room floor level. There are two diagonal corner walls at the northwest and southwest which contain the openings to the library and dining room.
- a. Floor: The wooden parquetry floor has a black and brown basket-weave pattern with a border of tan travertine and

veined dark green marble. An antique Spanish rug covers most of the floor. The floor of the loggia is green marble with travertine in a geometric pattern. A tigerskin rug lies in the entrance to the loggia.

- b. Walls: The walls are plastered, stained, and ornamented with gold leaf. Seven tall panels contain old silk needlework tapestries from a Venetian palace. The panels are defined by bas-relief plaster moldings in classical bead and reed, woven, floral, and arabesque patterns. Marking the corners of the room are small panels, extending vertically from floor to cornice and outlined with woven plaster molding. In each panel are bosses in a bird and floral motif. Above each doorway is a bas-relief plaster depiction of armor and heraldic devices in gold leaf. Gold spiral columns run up the walls to connect with pendent panels from the ceiling. The pendent panels are outlined with an acanthus leaf molding. Those which are not attached to columns terminate with a column capital boss. The arches between the panels are decorated with the coats of arms of the Doges of Venice on a multifleur ground.

On the walls of the loggia are frescoes copied from those by Benozzo Gozzoli in the Riccardo-Medici Plazzo in Florence. They were adapted for the room by Franz Barwig.

- c. Ceiling: The ceiling is a copy of the "Thousand-Wing Ceiling" in the Accademia in Venice. It consists of panels created for floriated ribs running diagonally to the main axis of the room. The panels are decorated with a bas-relief sunburst surrounded by radiating pairs of feathered wings in gold leaf on a green ground. Mrs. Post's adaptation varies from the original in the substitution of the sunburst motif for angels faces in the center of the panels and in the use of the secular coats of arms rather than those of the monks of the Accademia.

The ornamental ceiling is hung from steel eye beams leaving a space for air conditioning equipment above.

The ceiling of the loggia is coffered. The coffers are decorated with man-and-hawk bosses.

- d. Lighting: Two Bristol chandeliers hang in the center of the



room. Old Spanish metal and glass lanterns hang from the open archways to adjoining rooms. Additional lighting is provided by table and floor lamps and directional lighting fixtures which focus on the needlework panels.

e. Fireplace: The tall hooded fireplace was designed by Joseph Urban to dominate the wall of the living room opposite the main entrance door. The hood is semicircular and ribbed, each rib decorated with rope moldings. Between the ribs and at the peak of the hood are gold bosses in the shape of human heads. The hood is supported at each side by a stone bracket and three stepped spiral columns. The cornice of the hood is machicolated with a floral molding above and a sunburst and wing decoration on the soffit. The rectangular fireplace surround and hearth are of Doria stone and travertine marble. The Post coat of arms in bas-relief is above the fireplace opening. The curved antique firescreen is of wrought iron.

f. Openings:

1. A triple-arched opening which separates the living room and loggia consists of a large central pointed arch flanked by two smaller arches. It is approached by three marble steps. The arches spring from paired spiral columns with acanthus capitals and bases composed of carved free-standing lion figures on pedestals. The soffits and reveals are decorated with an arabesque motif.

The panel above the three arches is decorated with heraldic symbols. The arches in the cornice are subdivided into pairs of round-arched openings with a lantern in each opening. Secondary openings between the loggia and living room consist of pointed arches with balustrades in a quatrefoil pattern; panels above are decorated with floriated heraldic cresting and coat of arms in gold leaf on plaster.

2. Doorways into the cloister and anterooms to the dining room and library are similar to the arched openings to the loggia. The doorway to the cloister is filled with an elaborate wrought-iron grille composed of a surround, overdoor, and two glass-

backed rectangular grille doors.

3. Doorway to the Monkey Loggia is filled with a paneled screen decorated with cherub bosses corresponding to the door from the entrance hall. Two rectangular doors are in the screen.
4. The rectangular windows between the living room and cloister have molded valances with fleur-de-lis cresting and wrought-iron screens. There are two casement sash per opening. The windows flank the door to the cloister.
5. Monkey Loggia: The monkey loggia is a rectangular room (approximately 12' by 35') immediately to the south of the living room. It provides a connection between the living room and the glass-enclosed tea house called the "Tent Room" which was built in 1964. The name comes from the carved monkeys with which Franz Barwig decorated the loggia.
  - a. Floor: Ceramic tile.
  - b. Walls: The walls are plaster with round-arched panels of Spanish tiles in blue, yellow, white, and brown. Most of the tiles are 5-1/2" by 11" and 5-1/2" square. The tiles with the lettering "Plus Ultra" are some of the oldest used in the house. The trim and carved monkeys are of Doria stone.
  - c. Ceiling: Barrel-vaulted with cement-finish plaster.
  - d. Openings: The three arched openings into the "Tent Room" are filled with glass-backed wrought-iron grilles. The reverse sides of the living room doors are finished with flush boards and strap hinges.
  - e. Lighting: Sheet metal and glass Spanish lantern.
6. Dining Room: The dining room is approached through an anteroom with

frescoed walls, marble tile floor, and beamed ceiling. An open arch in the northwest corner of the living room leads into the anteroom and a second arched and draped opening leads to the dining room. The dining room has nearly rectangular (approximately 30' by 50') plan with two corner walls at a diagonal. Minor doorways lead into the entrance hall and into the butler's pantry. The Renaissance decoration of the room is copied from a room in the Chigi Palace in Rome. The inlaid table has been previously described.

- a. Floor: Black and white marble tiles are set in a diagonal checkered pattern with travertine surround. The floor is covered with an oriental rug.
  - b. Walls: The plaster walls are covered with canvas painted with seascapes copied from frescoes in the Chigi Palace. The walls are divided into large segmental and smaller rectangular panels by combination pilasters - 3/4 engaged columns. The multicolored simulated marble columns and travertine pilasters have composite capitals of gilded acanthus eaves. This treatment varies from the room in the Chigi Palace where the columns were trompe l'oeil. The tops of the panels are heavily molded and ornamented with gold-leaf swags and bearded faces. Bulbous extensions of the column capitals support the ceiling beams.
  - c. Ceiling: Ceiling beams span the short dimension of the room. Bas-relief floriated and classical egg-and-dart moldings define curvilinear panels painted in sky patterns on canvas.
  - d. Lighting: There are two chandeliers of gilded carved wood with flower-shaped fabric light diffusers.
  - e. Fireplace: The travertine surround has a baroque pediment with egg-and-dart and cavetto moldings. Scallop shell and floral decorations fill the pediment.
7. Library: Approached through an anteroom at the southwest corner of the living room, the library is basically rectangular in plan (approximately 20' by 40') with irregular diagonal corners at the fireplace wall. The paneled decoration is of Georgian inspiration.
- a. Floor: Pegged oak boards.
  - b. Walls: The paneled walnut wainscot is approximately 10' high with a heavy wooden cornice. Above that, the wall is plaster with a

plaster cornice in combinations of dentil, egg-and-dart, and other classical moldings.

- c. Ceiling: Plaster ceiling in a bas-relief geometric panel pattern.
- d. Fireplace: The rectangular opening has a green marble facing surrounded by a wide mitered walnut molding. The mantle frieze is carved in a floriate pattern. The cornice has dentils and cavetto moldings. In the panel above the mantel is a fixed painting of a seascape surrounded by carved wooden swags. The fireplace wall is set off by fluted Ionic pilasters.
- e. Lighting: Wooden sconces and table lamps.
- f. Openings: Doorways and window trim have the same floral pattern as the wainscot cornice and fireplace frieze. There are two rectangular openings with glass and metal frame doors between the library and cloister. French doors open onto the terrace at the southwest corner at the monkey loggia.

8. Baby House (Children's Suite or Deenie's House):

Accessible from the first level cloister and by means of a curving stairway from the upper loggia, from the Dutch Room and assistant secretary's office. The suite consists of a vestibule, sitting room, nurse's bedroom and bath, child's room and bath, and a sleeping porch.

- a. Vestibule: Pegged wooden floor; paneled ceiling; plaster walls with wooden paneled wainscot and framed tapestry panel; paneled door with silver plated hardware.
- b. Sitting Room (Baby's Play Room): Pegged wooden floor; plaster ceiling with wooden cornice and cove lighting. Walls are paper on plaster. Fireplace has a surround of wood, mirror, and marble, and a wooden veneer and mirror mantle with mirror panel above. There is a display case of mirror panels; a heating grill has reeded column surround; and the flush wooden doors have silver-plated and transparent plastic hardware. To the west of this room is the maid's room and bath.
- c. Child's Room (Baby's Bedroom): This is the main room in the suite. It has a rectangular sleeping space and an apsidal sitting area with tall arched windows and a beehive fireplace. The pegged wooden floor is partially covered with a rug woven in medieval

fairy tale motifs based on Joseph Urban illustrations. A pink bas-relief wild rose pattern covers the fireplace and spreads over the plaster walls into the sleeping area. The wild rose motif is repeated in the fire screen, the door hinges, and the crystal chandeliers. The sitting area has a half-domed ceiling and is separated from the sleeping area by a wide arch. The six casement windows have exterior grilles with copper inserts. The day sleeping porch is west of the main sleeping area. The silver-plated squirrel door handles and the squirrel bed have already been described.

- d. Child's Bathroom: Two rows of tiles illustrating familiar nursery rhymes ring the room at a child's eye level. The rug is woven in childhood scenes.
9. Owner's Suite: Accessible from the south end of the cloister, and by a stairway from the maid's quarters, secretary's office, and upper loggia. The Owner's Suite consists of Pine Hall (an antechamber), a vestibule (Louis XV Hall), the owner's bedroom, toilet, bath and dressing room, and the Norwegian Room and bath;
- a. Pine Hall, antechamber and sitting room:
    1. Floor: Pegged wooden floor with oriental rug.
    2. Walls: Walls have wooden panels, cornice, and trim. Large oil paintings above the wainscot are painted on canvas applied to the plaster walls. The fireplace wall is entirely paneled.
    3. Ceiling: Plaster ceiling with raised geometric moldings.
    4. Lighting: Two skylights, a central crystal chandelier, and table lamps.
    5. Fireplace: The fireplace opening has a veined black marble facing and contains pieces of mined resin, backlighted to simulate glowing coals, in a cast-iron brazier. The wooden mantel has egg-and-dart molding. The arched overmantel panel contains a carved bas-relief rose tree which incorporates floral pedestals upon which small figurines are placed. The mantel and overmantel are enclosed by fluted columns supporting a broken Baroque pediment.
    6. Openings: Double sliding doors and double wrought-iron

doors separate the Pine Hall from the cloister. A glazed door of ten panes leads to the exterior iron stairway to the ground-level terrace. Another door opens to the stairway to the maid's quarters, secretary's office, and upper loggia.

- b. Vestibule: It provides access from Pine Hall into the owner's bedroom and the Norwegian Room.
  1. Floor: Black and white marble tile.
  2. Walls: Wall treatments include panels painted in floral patterns, a mirror panel, and a false door.
  3. Ceiling: Flat plaster dome with gilded classical cornice and painted floral motif.
  4. Doors: Two doors in sequence per opening, one hung, one sliding. Doors are painted with medallions containing dancing figures.
  
- c. The Owner's Bedroom: Rectangular in plan, approximately 24' by 36'. Decorated in Louis XVI style.
  1. Floor: Wooden parquetry with marble baseboard.
  2. Walls: Above the paneled wainscoting, painted wooden molding separates the walls into large panels. These panels are filled with linen inserts painted with floral swags. Above each door is a paper insert with urn and floral decoration.
  3. Ceiling: Plaster with a central bas-relief medallion and wide coved cornice.
  4. Lighting: Crystal and gilded brass chandelier and sconces.
  5. Fireplace: The rectangular opening has an iron surround and marble hearth. The fire dogs and fenders and tools are of polished brass. The marble mantel has gold-plated metal inserts and a mirrored panel above.
  6. Decorative feature: The draped canopy above the bed

has a wooden gilt frame attached to the wall at the cornice line. Drapery swags fall from the canopy and are tied back at each side of the headboard.

7. Openings: Doors are three paneled with tiny rosettes at the corners of the panels and have bracketed cornices. Hardware is gold-plated. Doorways between the owner's bedroom, vestibule and Norwegian Room have two doors in sequence per opening, one sliding and one hinged. Two round-arched openings, each containing two French doors, open onto the room-level terrace at the south elevation.
- d. Clothes closet and trunk room.
  - e. Toilet room off corridor between the owner's bedroom and bath-dressing room; electrically-operated safe.
  - f. Bath and Dressing Room:
    1. Flooring: Tile and marble with rug cover.
    2. Walls: Walls are multicolored onyx marble and ceramic tile with marble trim and classical cornice; tiled tub recess has marble surround; lavatory recess is similar.
    3. Ceiling: Flat and vaulted plaster ceiling, flat arch between bathing and dressing areas.
    4. Lighting: Lamps, sconces, lanterns, and cove lighting.
    5. Fireplace: Marble fireplace surround, mantel carved in floral pattern. Iron facing in fireplace opening; brass fireplace hardware.
    6. Openings: The apsidal end of the dressing room is perforated with five round-arched openings containing two casement windows per opening. An etched mirror door leads into the closet.
    7. Notable hardware: Gilded brass door and plumbing

hardware, antiqued bronze grilles.

- g. Norwegian Room:
    - 1. Flooring: Wood strips.
    - 2. Walls: Plaster.
    - 3. Ceiling: Beamed ceiling (painted mahogany) with acanthus leaves, brackets supporting the beams; painted joists.
    - 4. Openings: Casement windows and an extended bay window at the east elevation.
  - h. Bath off Norwegian Room: Extensive use of antique Spanish tile in wainscot and shower recess.
10. Vestibule-hall to Adam room, Spanish room, Venetian room, and to Venetian bedrooms (Guest House).
- a. Vestibule-hall: Access from upper loggia.
    - 1. Floor: Ceramic tile.
    - 2. Walls: Pilaster with applied ceramic tile. A wooden grille made of spool-turned panels divides the hall into sections.
    - 3. Ceiling: Barrel-vaulted plaster ceiling with double strips of ceramic tile spanning the vault at regular intervals.
    - 4. Lighting: Spoon wall sconces; skylight baffled to obscure direct light.
    - 5. Openings: Doors decorated with linear molded pattern.
  - b. Closet off of vestibule - hall overlooks upper part of living room.
  - c. Vestibule to Adam Room:
    - 1. Flooring: Wood strips.
    - 2. Walls: Lacquered paper on plaster walls.



3. Ceiling: Plaster with classic cornice.
  4. Lighting: Crystal chandelier.
- d. Adam Room: This guest bedroom, in a near-octagonal plan, is Adamesque in style. The fireplace, decorative niches, and entrance door occur in the four short diagonal faces. An elliptical plaster decoration on the ceiling is reflected in the rug design. Adjacent bathroom and closets. Unit air conditioners, built-in safe and scales.
1. Floor: Pegged wood with rug cover.
  2. Walls: Plaster walls with simple molded panel above the chair rail, elaborate classical cornice at the ceiling with light Adamesque plaster details.
  3. Ceiling: Plaster, with bas-relief elliptical pattern and center piece.
  4. Lighting: Crystal chandelier.
  5. Fireplace: Marble mantel and surround in Adamesque detail.
  6. Openings: Plasters frame three round-arched openings containing casement windows.
  7. Decorative features: Canopy and drapery above two single beds.
- e. Spanish Room (guest bedroom), adjacent bath and closets, bath has small balcony at northeast corner, built-in safe and scales.
1. Floor: Black glazed tile with rug cover.
  2. Walls: Earth-colored plaster walls of rough texture with tile inserts; projecting plaster wainscot.
  3. Ceiling: The exposed beams of the ceiling are painted with polychromatic patterns. The coffers are decorated with Spanish crests.
  4. Fireplace: The round corner fireplace is hooded and has a stepped-arch opening. The opening is faced with ceramic tile and the hood is covered with a mosaic of tile pieces.

Above the opening is a miniature arcade cloister containing ceramic figures.

5. Openings: Balcony at southeast corner, paneled wooden doors in square and rectangular patterns; silver plated hardware.
- f. Sleeping Porch: Located south of the Spanish room; plaster walls and deep coffered wooden ceiling, carved beams in dentil pattern.
- g. Venetian Room: This sitting room opens onto the covered way and terrace above the porte-cochere which serves as a passage to the Venetian bedrooms. These areas once served as a suite for older children and are now guest rooms.
  1. Flooring: Ceramic tile floor with rug covering.
  2. Walls: Plaster with no trim.
  3. Ceiling: Plaster, camp roof shape with no division between the walls and ceiling.
  4. Lighting: Venetian crystal chandelier in colored floral motif (mirror frames match the chandelier).
  5. Fireplace: Carved marble mantel and surround.
  6. Windows: Round-arched openings, two casement windows per opening.
  7. Doorways and doors: Solid wooden doors with patterns of circles in bas-relief; rope molding rim.
11. Passage for the upper loggia circumvents the upper part of the living room to the Portuguese room.
12. Portuguese Room: Wooden paneled wall and wainscot, wooden paneled ceiling in camp roof shape, five arched casement windows; adjacent bath connects with Dutch room; adjacent is the "Seven Window Balcony," with seven arched openings into the upper part of the living room and seven arched openings, expressed on the east elevation. (This space is partly filled by air conditioning equipment.)
13. Dutch Room: Bathroom adjacent, door to bathroom off Portuguese room,

stair to upper loggia.

- a. Flooring: Wood.
  - b. Walls: Plaster with wooden cornice, paneled pilasters, and wainscot.
  - c. Ceilings: Above the cornice is a plaster cove. The horizontal portion of the ceiling is composed of wooden panels delineated by heavy moldings.
  - d. Fireplace: The projecting chimney piece has fluted columns at the corners and three wooden panels beneath the cornice. The remainder of the surface is set with Dutch Delft tiles. The fireplace opening is faced with brass. There is a small bracketed mantel shelf mounted on the tile facing.
  - e. Windows: Leaded-glass casement windows in round-arched opening.
14. Vestibule to the American room and stairway to the first level cloister: Ceramic tile floor in concentric pattern, domed plaster ceiling painted in a lilies-of-the-valley motif. The door to the stairway has twenty-four carved wooden panels in animal, floral, and human figure motifs. The reverse side of the door has stepped panels. Hardware is silver plated.
15. American Room: Bedroom with adjacent bathroom and closet.
- a. Floor: Wood.
  - b. Walls: Paper on plaster, paneled wooden wainscot, wooden cornice.
  - c. Ceiling: Plaster.
  - d. Fireplace: Marble surround and hearth, mantel shelf, pilasters, and overmantel panel.
16. Gothic Stair: Spiral staircase between upper loggia and cloister. Construction of Doria stone and stucco in the Gothic style.
- a. Stone treads with carpet runner.
  - b. Tile risers.
  - c. Ceiling is vaulted with stone ribs which continue down the walls

Exhibit "A" to Application  
for Special Exception No. \_\_\_\_\_ 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  $6^{\circ}09'22''$  West along the West face of said seawall for a distance of 77.32 feet; thence North  $10^{\circ}23'23''$  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  $0^{\circ}12'07''$  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  $0^{\circ}09'07''$  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  $3^{\circ}03'00''$  for a distance of 75.20 feet to a point of tangency; thence run South  $2^{\circ}53'53''$  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  $2^{\circ}53'53''$  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  $86^{\circ}26'30''$  for a distance of 239.38 feet to a point of tangency; thence run North  $88^{\circ}12'07''$  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 access to the ocean over the 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. \_\_\_\_\_  
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;
- (c) The use will not cause substantial injury to the value of other property in the neighborhood where it is to be located;
- (d) The use will be compatible with adjoining development and the intended purpose of the district in which it is located;

(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;

(f) The use will comply with all elements of 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;

(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;

(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;

(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;

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

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

(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.

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.

## SITE PLAN REVIEW

This zoning report is presented in accordance with Section 9.60 of the ordinance of the Town of Palm Beach to allow examination of potential offsite impacts of the proposed change in use. A Development Impact Report is attached to this chapter in accordance with Section 9.61. The following response is made in alphabetical and numerical sequence as established in the ordinance.

a. The property is presently in the ownership and control of Donald J. Trump. The Mar-a-Lago Club, Inc. is a contract vendee.

b. The detailed use of the facility is outlined in Chapters One and Eight. No physical changes in the buildings or grounds are to be made so that there will be no change in the character of the property.

c. A general location map of the site is indicated on the site plan.

d. Two copies of a site plan, sheet 12 and a current survey, are provided which indicate information required by items (1) through (8) inclusive.

e. The tabulation of land area is as follows:

	<u>Square Feet</u>
1. Private Club use (total site)	713,341
2. Ground Cover by structure	48,648
3. Impervious surface in addition to structure	69,765

f. 1. Space has been allocated as shown on the existing plan to provide valet, non structured parking for 319 spaces. The site is a designated national and local



landmark. The vegetation on site makes a major contribution to landmark status. The parking is short time parking. It is intended to be located on existing paved areas, under the landscape canopy so that the canopy may not be altered and on grassed areas along the entrance drive and to the west, both of which have been used historically for that purpose. Access to the landscaped area to the south will be by way of a cart path now crossing the site.

2. There presently is the mansion and two other staff buildings on the site yielding a density of .17 units per acre.

g. All facilities on the site will be maintained by the Club. See the Principles of Preservation in Chapter Two, Maintenance and Inspection Schedule in Chapter Seven, and the Articles of Incorporation, By-Laws and Rules of the Club in Chapter Eight.

h. Storm drainage and sanitary sewage connections will be maintained in their present condition.

i. No new structures are requested. The Club will function within the present buildings on the site.

j. No new signs are requested.

k. The site plan attached indicates the location of existing foliage which is described, by area, in Chapter Six.

l. The use of the building and grounds is recreational.

m. Not applicable.

n. Not applicable.

**DEVELOPMENT IMPACT REPORT**  
**for**  
**THE MAR-A-LAGO CLUB, INC.**

**Introduction**

This report is pursuant to paragraph "(9.61) Application" per Appendix A, The Zoning Code of Ordinances of the Town of Palm Beach, Florida, particularly as described on page 2106.

This report will evaluate the below listed specifically requested impacts that the proposed development may cause in accordance to the above referenced paragraph. We define these impacts as Level I impacts:

**LEVEL I**

**INFRASTRUCTURE AND OPERATIONS**

Utility Services

- A. Storm Water Sewers
- B. Sanitary sewer
- C. Garbage and trash collection
- D. Traffic

Additionally, this report will evaluate the impacts to other services which are not necessarily Town provided services but are services deemed necessary for this proposed use. We refer to these as Level II impacts.

**LEVEL II**

- E. Potable water
- F. Power
- G. Gas
- H. Telephone
- I. Cable television
- J. Fire Protection

**Level I Impacts**

## Infrastructure and Operations - Utilities

### A. Storm Water Services

The existing site contributes a very small amount of storm water run-off into the "Town Storm Water System." This occurs at the service drive entrance onto A-1-A at the Caretaker residence. Less than 1/2 acre of contributing area is involved.

### IMPACT

The proposed Club will not change this existing drainage pattern. Therefore, there will not be any development related impact to the storm water system of the Town nor any increases in the operations (maintenance) activities.

### NOTE:

Existing outfalls to the intracoastal will be maintained. There will be no requirements for dredge and fill activities. The storm water to be discharged will not exceed the rate of discharge occurring in the present condition.

### SUMMARY

This proposed use will not change the Town's drainage system.

### B. Sanitary Sewers

The existing Mansion and related buildings are presently served by the Town's Sanitary Sewer System. In fact, an existing "Town-owned pumping station" is located on the property. This station receives sewage from a sewage collection system on the grounds that services all buildings. This station does not have, to our knowledge, easement or deed provisions giving the Town legal access to the station, yet the Town performs operations and maintenance activities at this location.

## IMPACT

The existing pumping station will remain its present location. The existing sewer connection is adequate to accommodate the change in use, causing no impact on the sanitary sewer system.

### C. Garbage and Trash Collection

At the present time garbage is picked up daily from the residences at Mar-a-Lago. Trash is centrally located for pick-up once a week at a central collection area accessed off Southern Boulevard.

The proposed club will contract for garbage removal through a private service. Trash consisting of landscape trimmings will be placed in the central location to be picked up weekly as it now is done.

## SUMMARY

Although the volume of garbage and trash will likely be greater than exists today, the impact on the town will be less due to contract service. Operations will be equivalent to any residential house building program in the Town. Trash removed will not increase since the amount of landscape space will be unchanged.

### D. Traffic

A separate traffic impact analysis is included in Chapter Nine.

## Level II Impacts

### E. Potable Water, F. Power, G. Gas, H. Telephone, I. Cable Television

These services are provided by franchise companies. All have the service availability for the change in use.

**IMPACT**

None

**SUMMARY**

There is no impact to the Town for these services.

F. **Fire Protection**

The existing property is served by 3 fire hydrants located exterior to the property around the perimeter streets surrounding Mar-a-Lago. The service entrance gate has been sized to accommodate fire fighting apparatus and remain open by Agreement.

**IMPACT**

The generic uses within the structure, i.e., dining, sleeping, socializing, etc. are not to be changed nor will the numbers of people using the building at a given time increase.

**SUMMARY**

There will be no change on the requirement for fire protection due to proposed change in use.

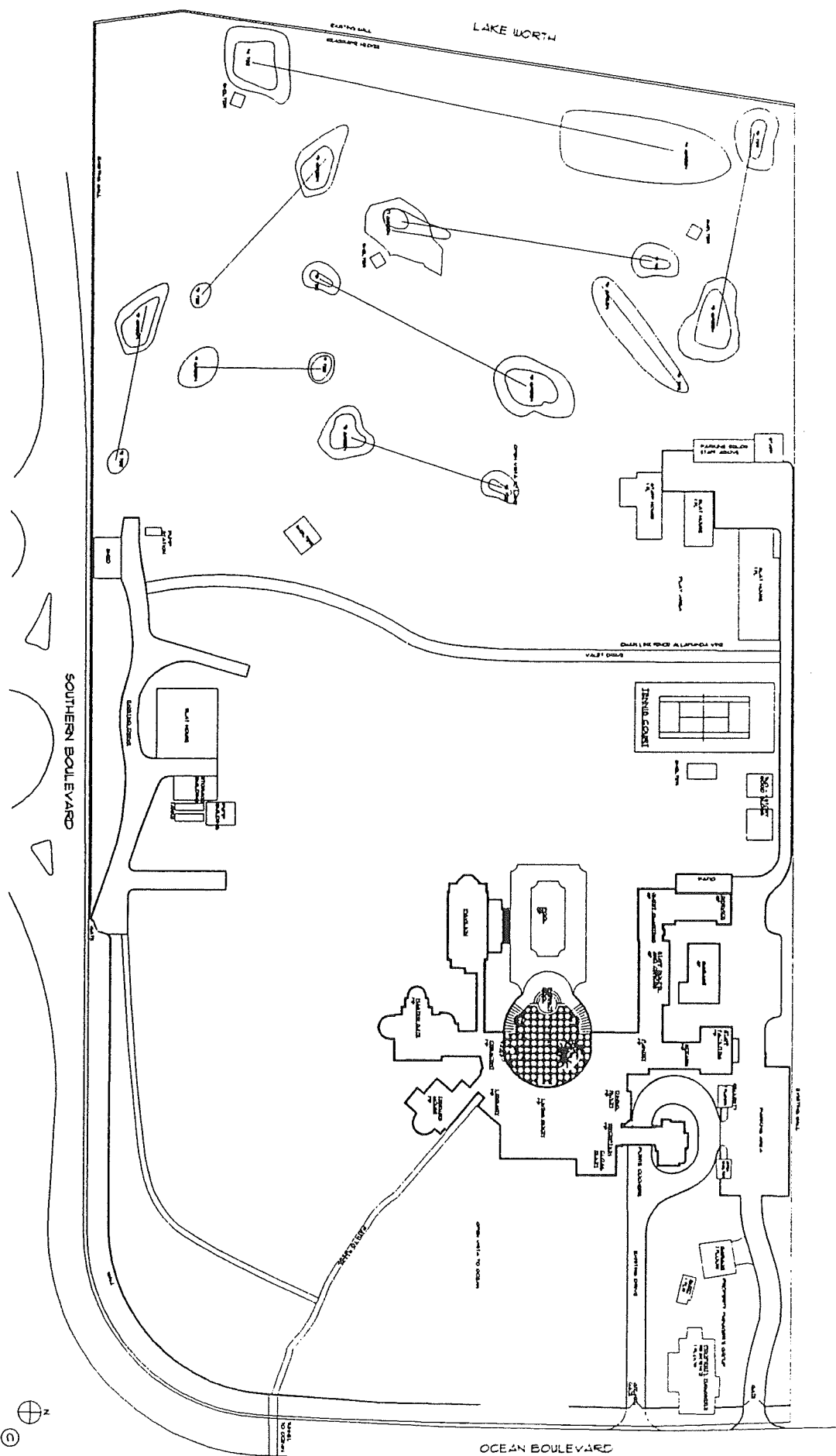
**CHAPTER ELEVEN**

**SITE DRAWINGS**

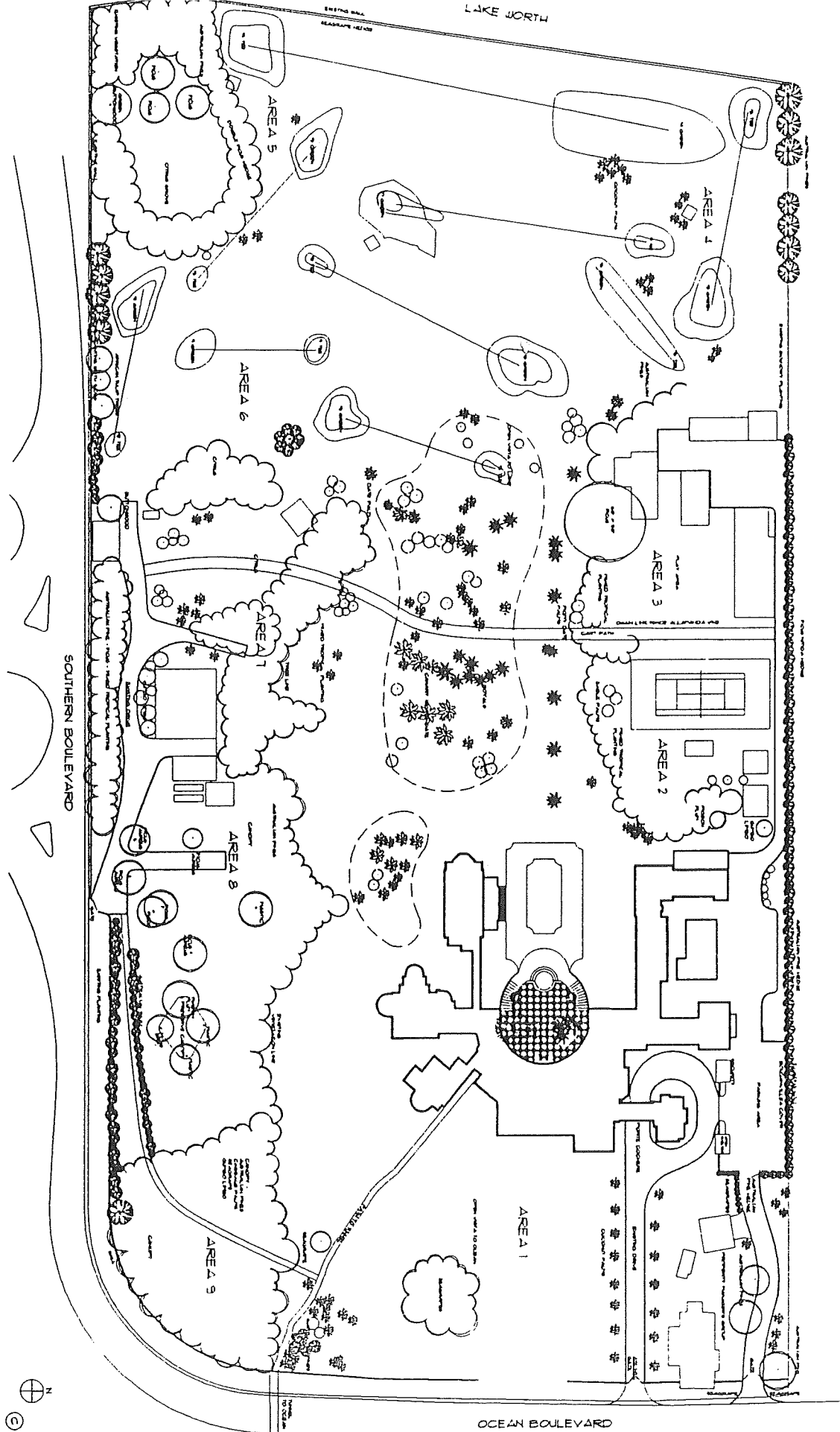
**AND**

**FLOOR PLANS**

[Site Drawings and Floor Plans of larger  
scale accompany the Application  
for Special Exception and are  
filed in the offices of the  
Town Council of the Town of Palm Beach]



LAKE WORTH



SOUTHERN BOULEVARD

OCEAN BOULEVARD



2

82235

SITE LANDSCAPE ELEMENTS

SCALE: 1"=40'

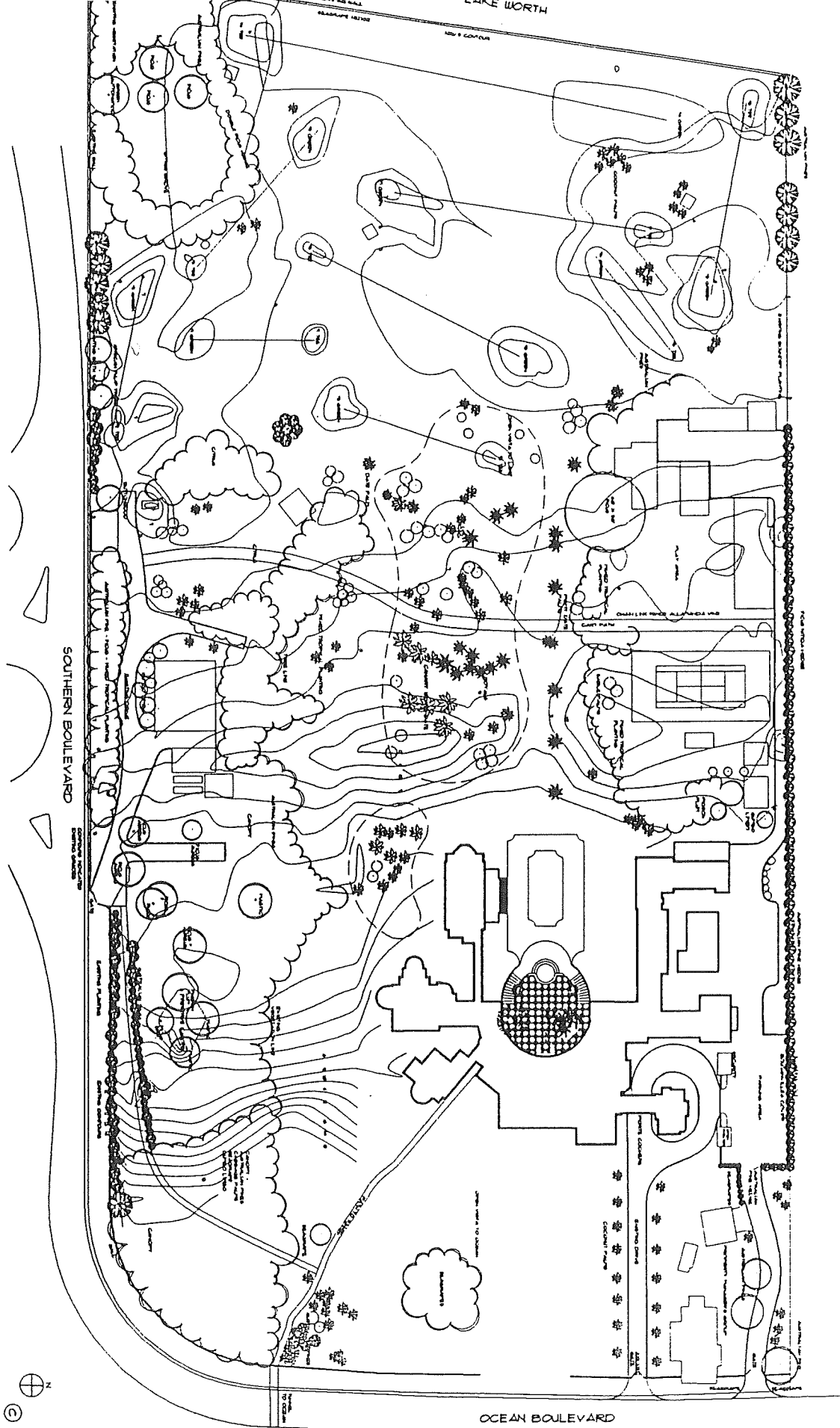
THE MAR-A-LAGO CLUB INC.

PALM BEACH

the lawrence group

ARCHITECTS 206 WORTH AVENUE, PALM BEACH, FLORIDA 33480 PH: 407.656-0570



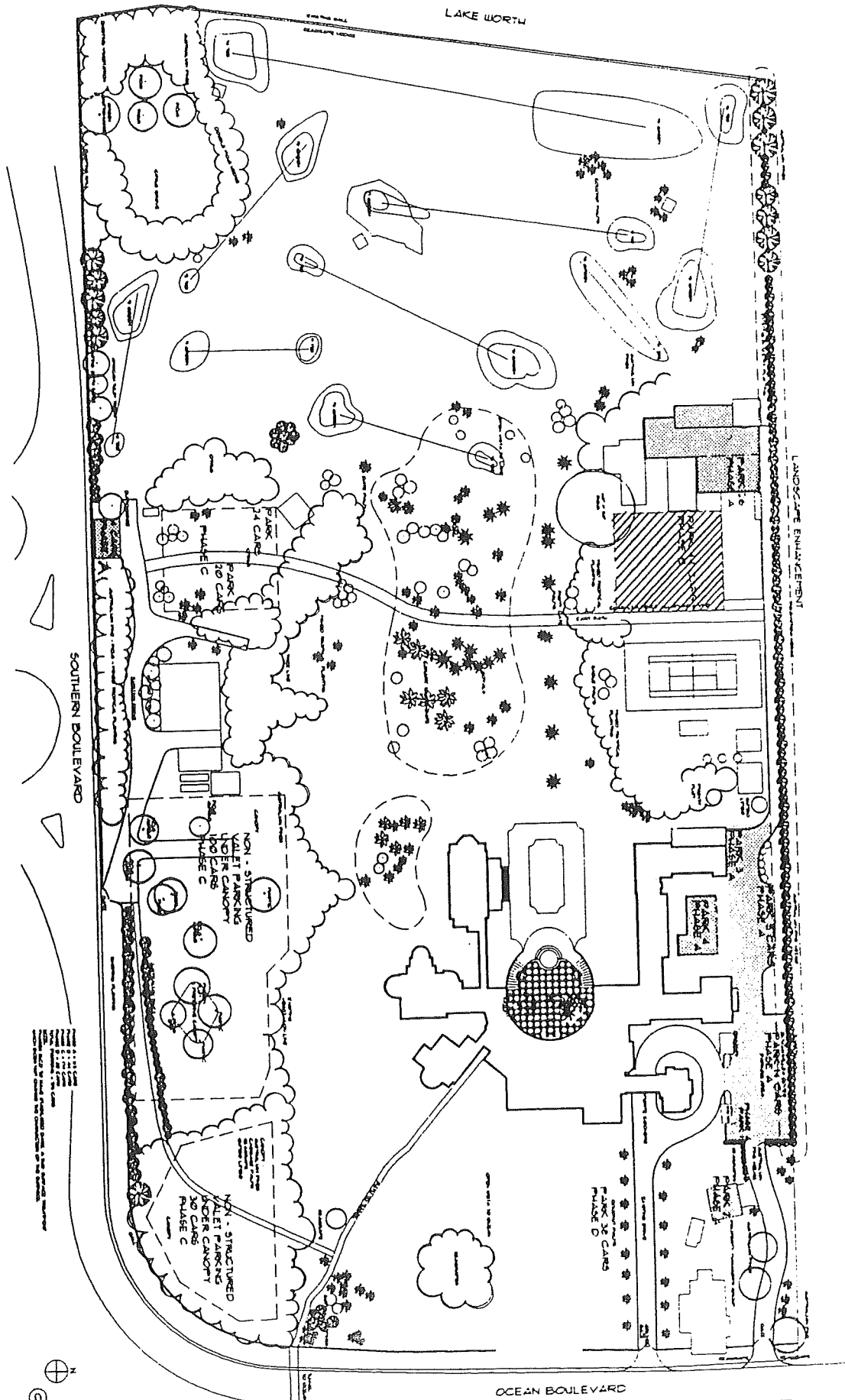



3

EXISTING SITE PLAN  
SCALE 1/8" = 1'-0"

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PALM BEACH

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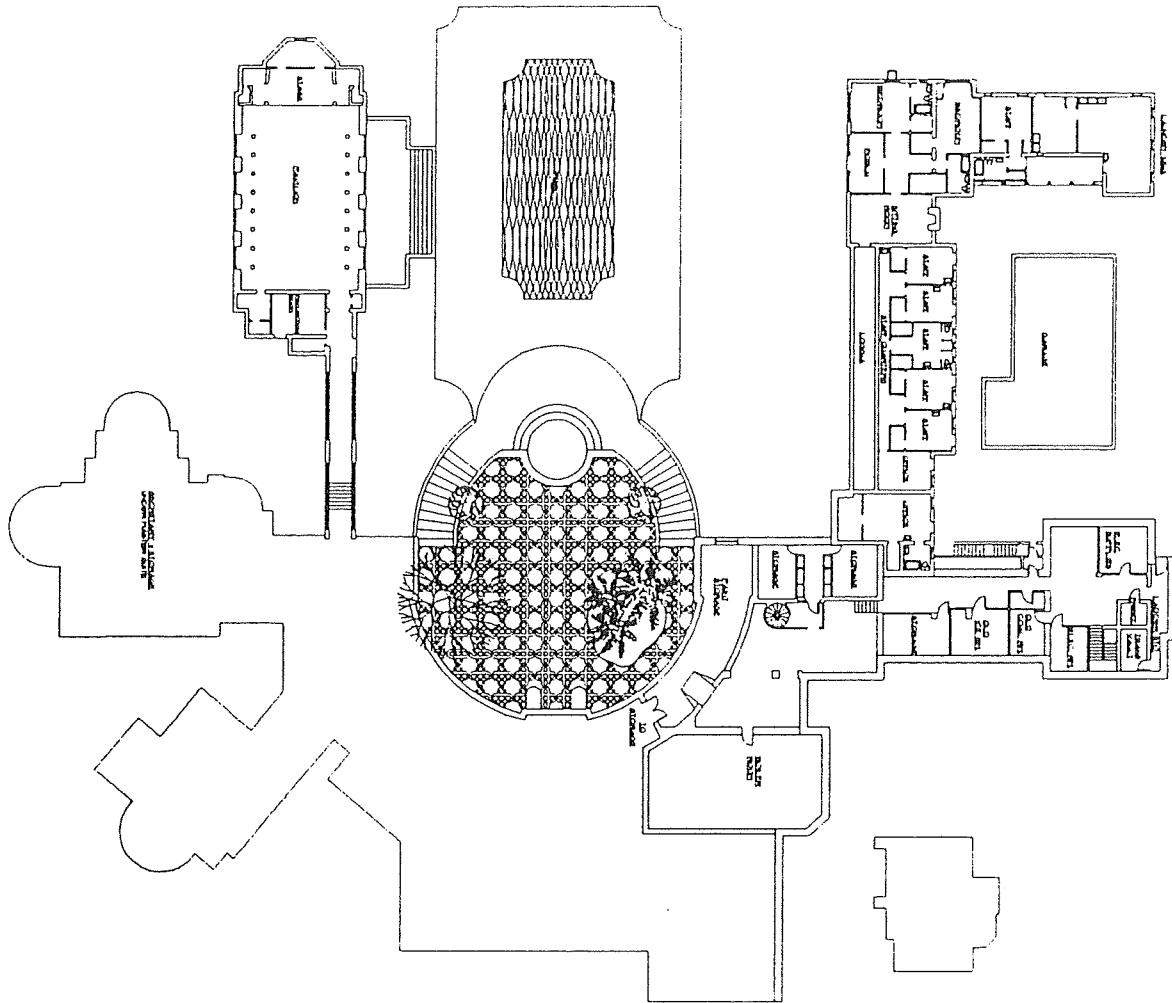



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PARKING PLAN &  
LANDSCAPE  
ENHANCEMENT  
SCALE: 1/8" = 1'-0"

THE MAR-A-LAGO CLUB INC.  
PALM BEACH

the lawrence group  
ARCHITECTS 200 NORTH AVENUE, PALM BEACH, FLORIDA 33480 PH: 561-847-1000 FAX: 561-847-1001

5

LOWER FLOOR PLAN

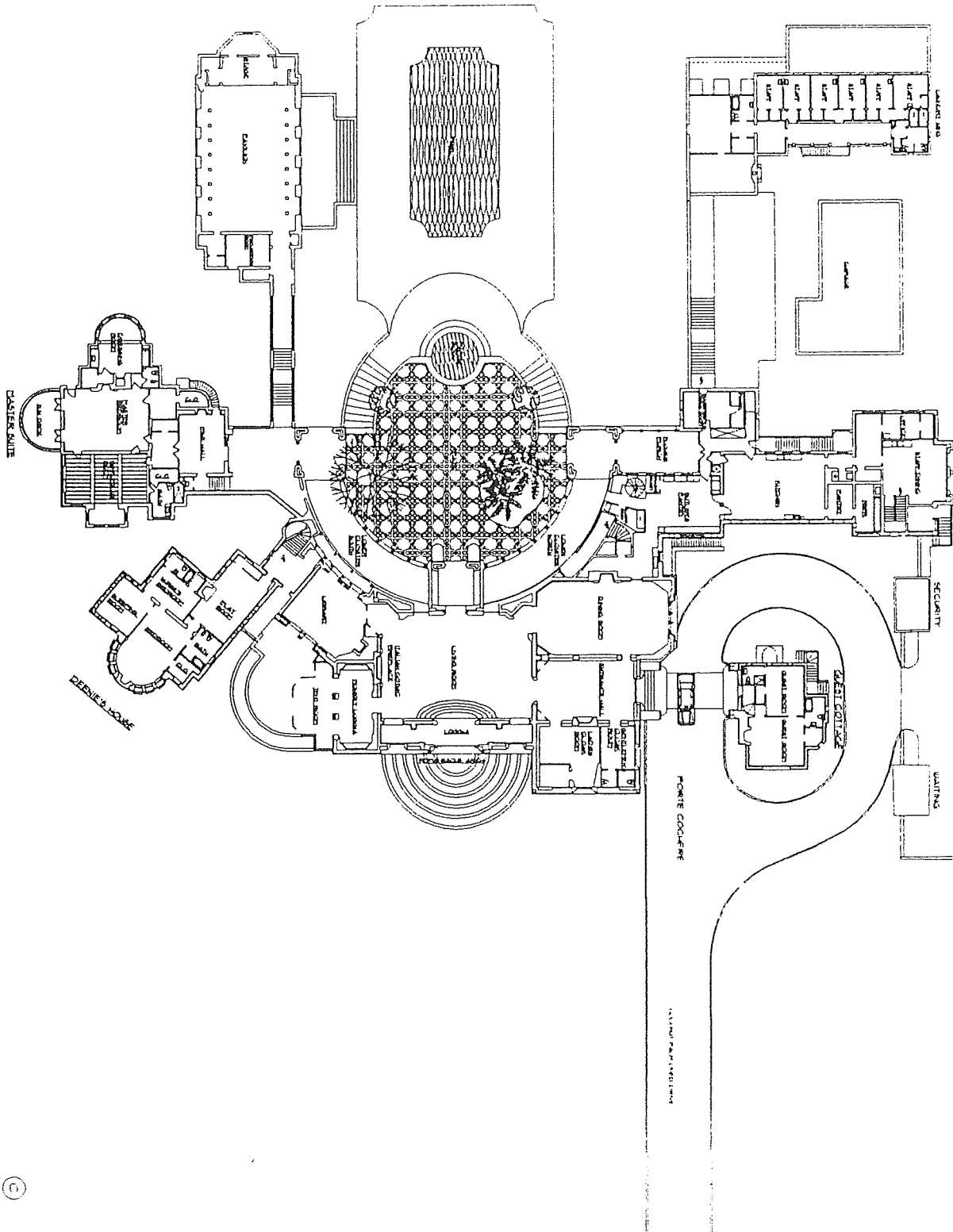
THE MAR-A-LAGO CLUB INC.  
PALM BEACH

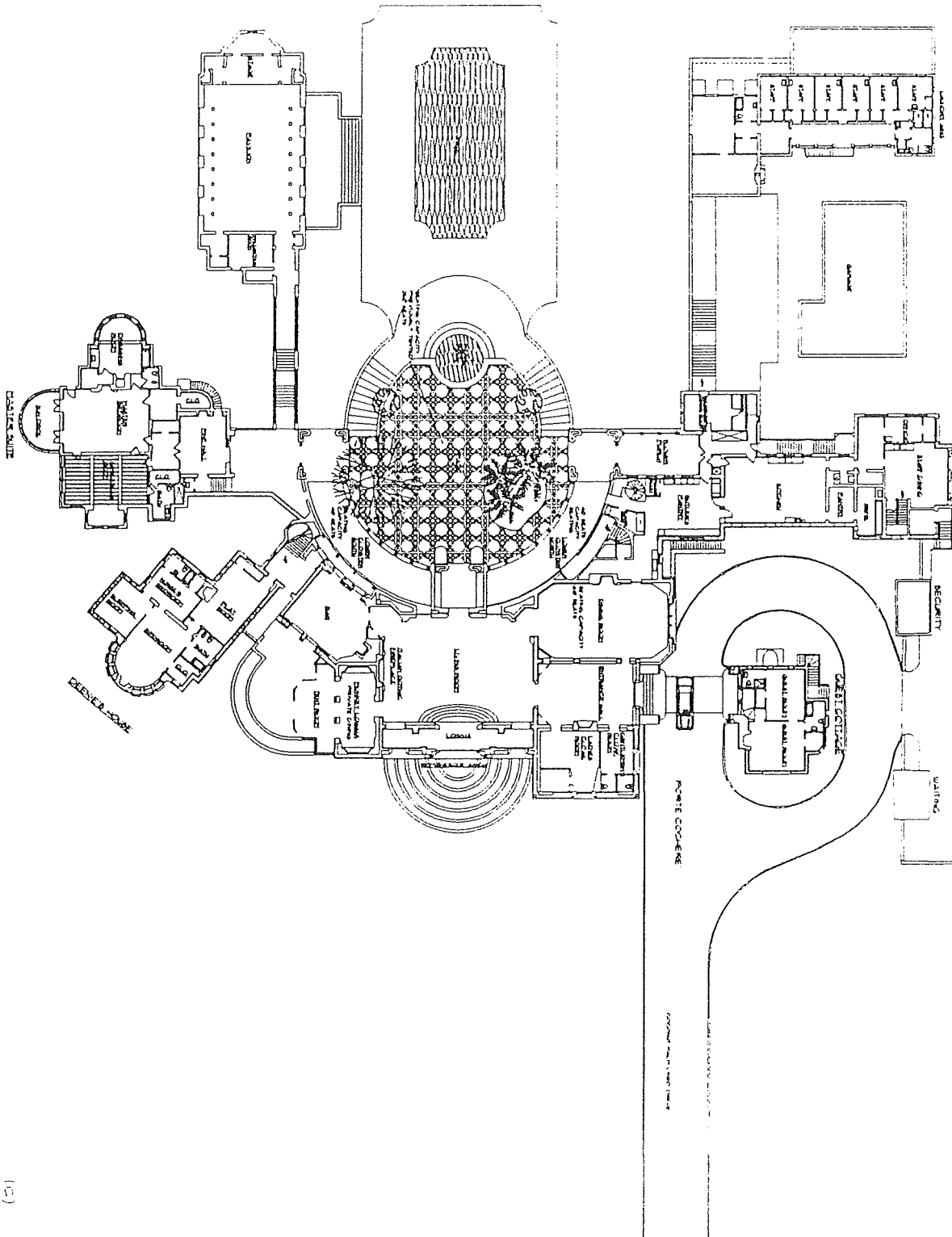
the lawrence group  
ARCHITECTS 205 NORTH AVENUE, PALM BEACH, FLORIDA 33480 PH 561 800-0670


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0228

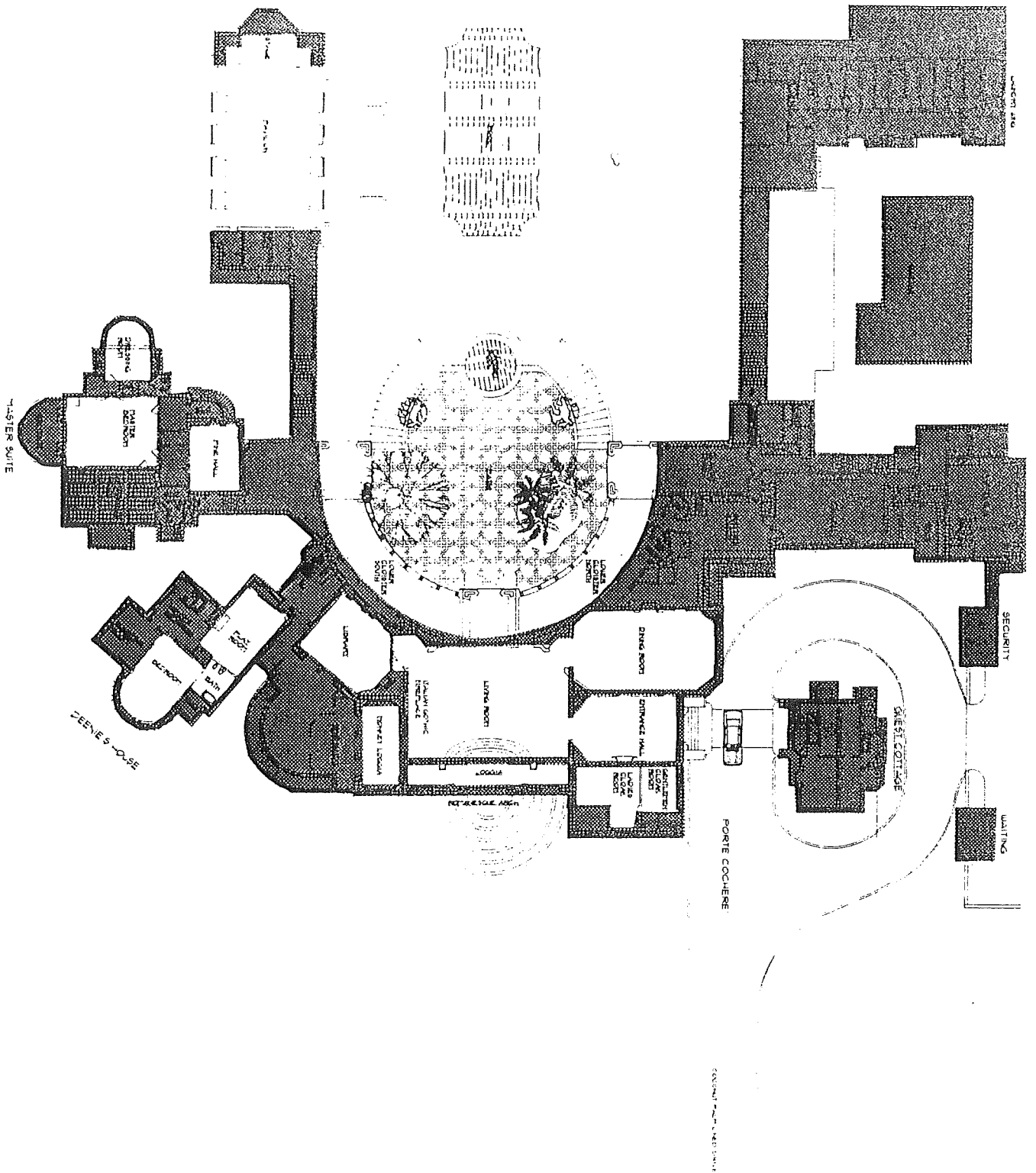
BPA FUNCTIONS  
SCALE: 1/8" = 1'-0"

THE MAR-A-LAGO CLUB INC.  
PALM BEACH

the lawrence group  
ARCHITECTS 208 NORTH AVENUE, PALM BEACH, FLORIDA 33480 PHONE: 561-837-1000

11.11.11





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CRITICAL ROOM PLAN  
MAIN FLOOR  
SCALE: 1/8" = 1'-0"

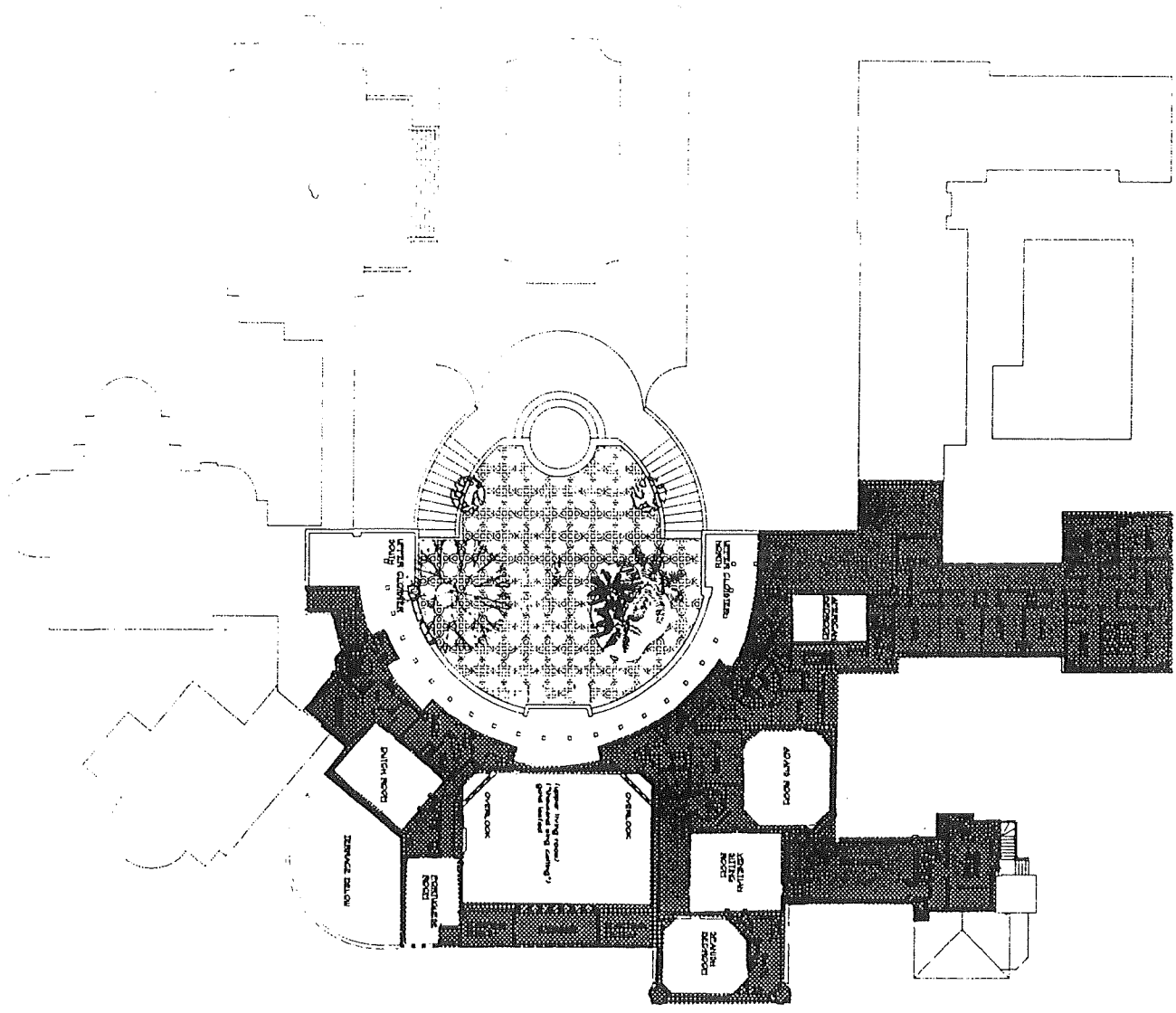
THE MAR-A-LAGO CLUB INC.  
PALM BEACH

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1-28-13





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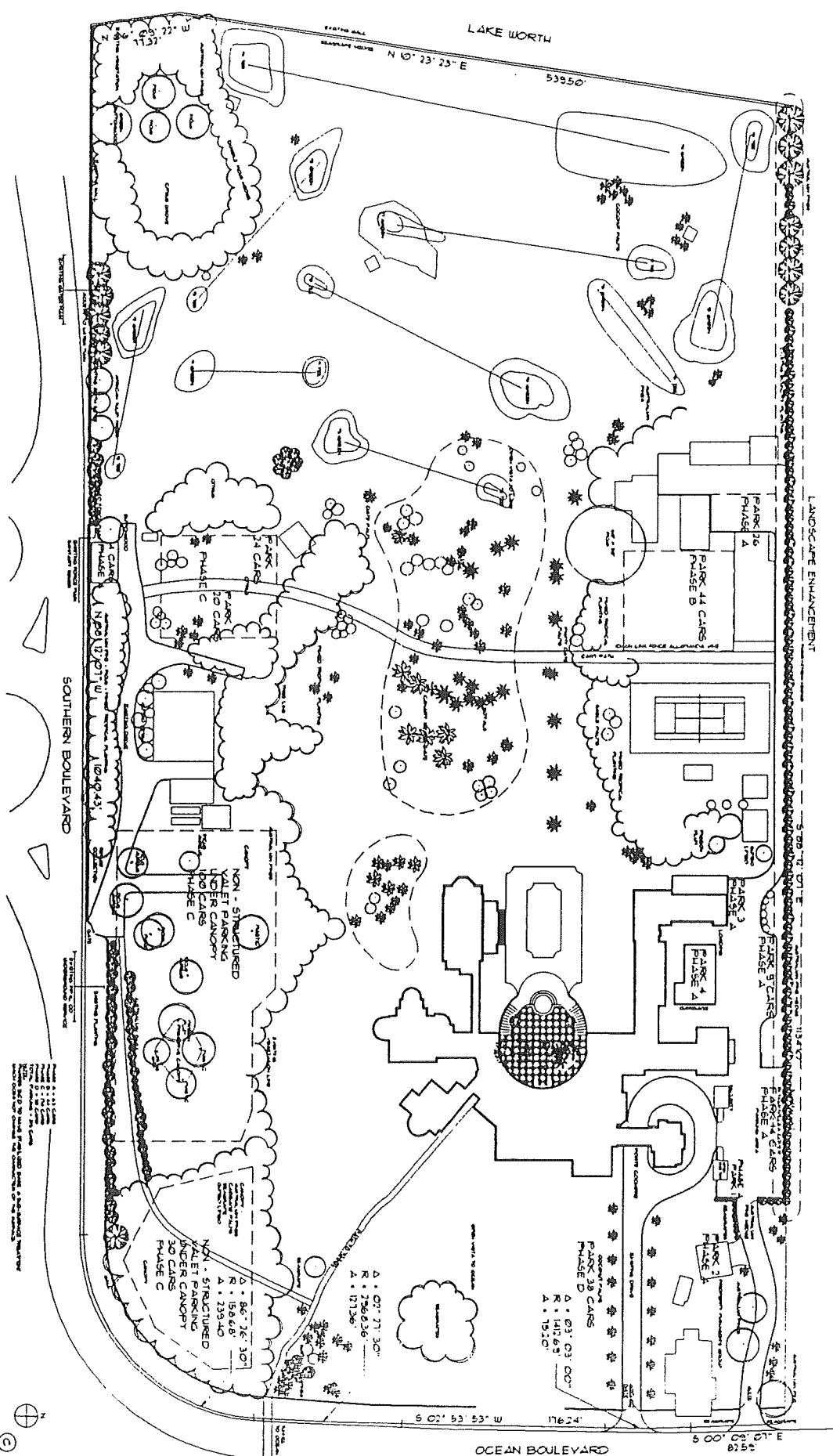
11

CRITICAL ROOM PLAN  
SECOND FLOOR  
SCALE: 1/4" = 1'-0"

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PALM BEACH

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11-23



12

SITE PLAN  
SCALE: 1/4" = 10'

THE MAR-A-LAGO CLUB INC.  
PALM BEACH

the lawrence group  
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- 1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
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to outline panels in Gothic tracery patterns.

- d. Metal handrail.
  - e. Spoon-shaped sconces.
17. Tower: The tower is accessible from the vestibule to the Spanish, Venetian, and Adam rooms. The tower has three levels: two with sleeping areas and baths and an observation level.
- a. A spiral stair with wooden treads and carpet runner approaches the first level. It has plaster walls and ceiling and an iron handrail.
  - b. On the first level are sleeping and sitting rooms and a bath.
  - c. An irregular "L" stair continues to the next level.
  - d. From the second level, an open iron spiral stair goes to the observation area. It has a chain link handrail and vertical ties. The manufacturer was Du Inage Spiral Stair Company of Baltimore, Maryland.
  - e. The observation area is nearly octagonal in plan. Framing is of wood with carved corbeled brackets in a tusk and tongue motif. Ceramic tile trims the openings and covers the floor. The balconies have turned wooden balustrades.
18. Dance Pavilion: Accessible from the west lawn and by a stairway from the southwest end of the cloister.
- a. Cloak Room.
  - b. Projection Room: There is a fully-equipped projection room at the east end. Air conditioning equipment is under the floor. Adjacent is the serving pantry and bar.
  - c. Dance Floor: The rectangular space is approximately 30' by 50'. Interior arcades with Moorish horseshoe arches parallel the long dimension at approximately 2' from the window walls.
    - 1. Floor: Wooden parquetry.
    - 2. Walls: Paneled wainscot below panels of acoustical tile behind diamond-shaped wooden grilles.

3. Ceiling: Cove ceiling with wooden batten pattern over acoustical tile.
  4. Arcade: Painted wooden columns and composite capitals, horseshoe arches, and exaggerated dentil cornice.
  5. Openings: Arched openings with casement windows spin-open a terrace on the north side.
  6. Lighting: Cornice-cove fluorescent lighting operated by a rheostat. A chandelier is in each arch of the arcade with three rows of stage lights and portable foot lights.
- d. Stage: Located at west end of pavilion. Proscenium arch with elevated stage floor, approximately 2' above dance floor level. Painting of Arabian horseman on fixed backdrop, roll-type projection screen in backstage area. Doors to toilets flank stage.
  - e. Telephone room.
19. Secretary's Cottage: Located on the north side of the west lawn, attached to servants' quarters and laundry.
- a. Entry hall from covered way.
  - b. Living room: Wooden floor, plaster walls and ceiling, fireplace.
  - c. Two bedrooms and two baths for secretary and assistant.
  - d. Passage to service courtyard, servants' quarters, laundry, and garage.
20. Kitchen service area: Located adjacent to the dining room and the north end of the cloister.
- a. Butler's pantry (space between dining room and main kitchen).
    1. Storage for glassware and china, silver safe for flatware.
    2. Refrigerated storage areas for cut flowers and condiments.
    3. Telephone receptionist's office.
    4. Spiral iron stair to basement area #3.



- b. Main kitchen: Food preparation and storage areas.
  - 1. Frozen vegetables and fruits.
  - 2. Utensils.
  - 3. Sinks, ranges, ovens, hot-plates, and broilers.
  - 4. Built-in refrigerator, quick-freezer, vegetable sink, and dry storage.
- c. Janitor's closet: Storage for soaps, toilet materials, etc.
- d. Steward's office and toilet.
- e. Staff dining room.
- f. Dining room for secretary and small children.
- g. Staff quarters on second floor above main kitchen and staff dining area.
- h. Basement #1: Accessible from service drive adjacent to the garage and from staff dining room area.
  - 1. Walk-in cooler.
  - 2. Electric transformer vault.
  - 3. Electrical supply room.
  - 4. Main switchboard and generator.
  - 5. Tool and hardware storage.
  - 6. Workshop.
- i. Basement #2:
  - 1. Storage for soaps and paper products.
  - 2. Dry storage and quick-freezer.
- j. Basement #3:

1. Trunk and miscellaneous storage.
  2. Furniture storage.
  3. Telephone equipment.
  4. Stairway to butler's pantry.
- k. Boiler room.
  - l. Paint shop.
  - m. Fallout shelters (three).
21. Garage: Two-story separate building in service courtyard with a six-car capacity. Quarters for four chauffeurs are on the second floor.

D. Site:

1. General setting and orientation:

The seventeen-acre site is defined by fences and foliage to the north, a low stuccoed masonry wall to the east paralleling South Ocean Boulevard, a high masonry wall at the south, and open to the shores of Lake Worth to the west. Access and egress is by an entrance gate and service gate on Ocean Boulevard and a service gate at the north end of the property. A palm-lined drive extends from the entrance gate to the porte-cochere.

2. Outbuildings:

- a. Superintendent's cottage: Stucco over masonry, mission tile roof, casement windows; two bedrooms and two baths, living room, "Florida" room, and an outbuilding used for laundry.
- b. Two sheltered waiting areas, one enclosed, at courtyard northeast of the kitchen-service wing used as parking area for visitors' and guests' autos.
- c. Surplus two-car garage and adjacent outbuilding for tools and equipment storage, dressing room and toilet for outside help.
- d. Glass house for indoor plant propagation, attached slat house for indoor house plants, and slat house for palms.

- e. Staff quarters for seasonal help, masonry with tile roof, parking spaces at ground level, attached "day rooms."
- f. Steward's cottage, near Lake Worth, northwest corner of site: one bedroom, living room, kitchen, and bath.
- g. Nine-hole "pitch and putt" golf course with rest houses.
- h. Slat green house, mower shed, water pump, and tank housing: storage garage for lawn equipment, and holding area for potted plants at the southwest side of the site.
- i. Tunnel to beach: Reinforced concrete tunnel underneath South Ocean Boulevard runs from the east lawn to the beach.
- j. Cabanas:
  - 1. Mens' dressing rooms and shower.
  - 2. Women's dressing rooms and showers.
  - 3. Owner's cabana, kitchen, bar, and sitting room.
  - 4. Heated saltwater pool, storage for pool equipment.
  - 5. Staff facilities.

CHAPTER SIX

INVENTORY OF MAR-A-LAGO LANDSCAPING

# INVENTORY OF MAR-A-LAGO LANDSCAPING

The landscaping was designed and implemented by the firm of Lewis and Valentine Nursery and consisted mostly of large seagrape trees and coconut palms. The number of other species was limited due to the nature of the microclimate constraint requiring highly salt-tolerant materials. Oceanfront planting was a new specialty during this era and much of the plant material we now take for granted was not yet being propagated for landscape use. Lewis and Valentine were not known for their design abilities but rather as one of a limited number of nurseries large enough to supply and install plant materials for an estate the size of Mar-a-Lago. Landscape architecture was not a regulated profession or a title protected by registration in Florida at that time.

The plantings during the early years were largely damaged or destroyed due to the devastating hurricanes of 1926 and 1928. During the 30's two more hurricanes added new damage, with the September 17, 1947 hurricane also taking its toll in plant materials.

During the war years, very little additional planting was installed. The vegetation then existing was not properly nourished due to shortages and rationing. The evidence of this can be seen today in the condition of the royal palms, with the trunks being of varying diameter along their length, pointing to years of alternately high and low fertility and moisture. A gumbo limbo, blown over and growing in a horizontal manner, is testament to the storms experienced over time.

From the late 1940's until Mrs. Post's death, several companies supplied landscape materials and performed limited design work. One was Island Landscape Company which ceased operations in the late 1950's. Others were Boynton Landscape Company, Kelsey City Landscape

and Jim Grant Landscape.

During Mrs. Post's life, most of the new planting was initiated by her in her desire to incorporate materials she had seen and enjoyed in other locations and other properties. She had the royal palms installed in the somewhat allee configuration between the mansion and the lake. At other times, the property manager ordered new trees and plantings as he deemed necessary for the appearance of the estate's large garden. One thing is clear from the research undertaken--no single master landscape plan was adhered to and it is doubtful that one ever existed. The landscape was, nevertheless, altered frequently.

Large quantities of sabal palmettos still exist on site as do strangler fig, mastic and Australian pine. It is a certainty that these existed before construction of the mansion and many were left in place and are found in random outcroppings around the site, particularly on the property's south side.

Over time, many mechanical, storage, staff dwelling and horticultural buildings were erected. Many of the planting beds in the lawn areas acted to buffer the buildings and screen them from public view. At one time, all the plant materials for indoor use, cut and potted flowers and annuals were grown, propagated and attended to by staff of thirty-six gardeners and laborers.

Since the site consists of 18 acres and a vast amount of open area, a nine hole golf course was built. The evidence of this is seen in old aerial photographs. The tees and greens still exist but have not been maintained as a golf course in many years.

Over 500 *Cocos nucifera* (coconut palms) were part of the landscape and very tall Jamaican coconut palms can be seen accenting the front of the mansion in early photographs.

There are less than 200 coconuts still left on the site due to lethal yellowing and, although they continue to be inoculated, many more are expected to be lost.

Many years after the death of Mrs. Post, Donald Trump began a program of landscape enrichment which consisted largely of the renourishment of the existing tree and shrub species in an attempt to return to the verdant vigor of an earlier era. The most interesting and healthy landscape plant specimens exist in and around the mansion itself. A large African tulip tree, yellow tabebuia, Everglades palm, pigeon plum and gumbo limbo are among the healthy and interesting forms which have been protected from off-shore storms by the imposing size of the residence.

Lists of first, Trees and Palms, and second, Shrubs and Accents, follow the above, brief history. A comprehensive Horticulture Inventory describe the current vegetation at Mar-a-Lago by areas shown in the site drawings in Chapter Eleven.

## LANDSCAPE INVENTORY

### TREES AND PALMS:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Acoelorrhaphe wrightii	Paurotis Palm
Brassaia actinophylla	Schefflera
Bursera simaruba	Gumbo Limbo
Casaurina equisetigolia	Australian Pine
Chrysalidocarpus lutescens	Areca Palm
Citrus spp.	Lime and Orange varieties
Coccoloba uvifera	Seagrape
Cocos nucifera	Coconut Palm
Conocarpus erectus	Green Buttonwood
Dictyospermum album	Princess Palm
Ficus spp.	Ficus Trees varieties
Ficus elastica var. "Decora"	Rubber Tree
Mangifera indica	Mango
Masto dendrom	Mastic Tree
Persea americana	Avocado
Phoenix canariensis	Canary Island Date Palm
Phoenix reclinata	Senegal Date
Ptycosperma elegans	Solitaire Palm
Roystonea elata	Florida Royal
Spathodea campanulata	African Tulip Tree
Sabal palmetto	Cabbage Palm
Simaruba glauca	Paradise Tree
Terminala capitata	Tropical Almond
Veitchia merrilli	Adonidia Palm



## LANDSCAPE INVENTORY

### SHRUBS AND ACCENTS

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Acalypha spp.	Copper Leaf varieties
Casaurina equisetifolia	Australian Pine Hedge
Caryota mitis	Fishtail Palm
Chrysobalanus icaco	Cocoplum
Clerodendrom speciosissimum	Glory Blower
Cocoloba uvifera	Seagrape Hedge
Codiaeum spp.	Croton varieties
Crinum asiaticum	Crinum Lily
Cryptostegia spp.	Fire Cap
Cycas revoluta	King Sago Palm
Ficus benjamina	Weeping Fig
Ficus retusa nitida	Cuban Laurel
Hibiscus rosa-sinensis	Hibiscus varieties
Jasminum volubile	Wax Jasmine
Ligustrum lucidum	Glossy privet
Malva viscus pendiflorus	Turk's Cap
Mastichodendron foetidissimum	Mastic Tree
Murraya paniculata	Chalcas
Nerium oleander	Oleander varieties
Pandanus utilis	Screw Pine
Pittosporum tobira	Green Pittosporum
Pittosporum tobira variegata	Variegated Pittosporum
Polycias spp.	Aralia varieties
Psychotria nervosa	Wild Coffee
Rhapis excelsa	Lady Palm
Phoenix roebellini	Pigmy Date Palm
Sanchesia nobilis	Sanchesia

## HORTICULTURAL INVENTORY

### ENTRY, DRIVEWAY AND AREA 1

The entry off South Ocean Boulevard (currently the service drive) is characterized by a seagrape (6') hedge on either side of a narrow strip of grass. Young coconut palms have been planted to reforest those lost to lethal yellowing. An Australian pine hedge divides the motor court from the entry driveway. This entry is dotted with an occasional Australian pine tree of up to forty feet.

The parking area (motor court) is separated from residential units to the north by an Australian pine hedge, a partial chain link fence and a bougainvillea covered wall which echoes the Spanish-Moorish architecture.

A large lawn area flanks the garage and laundry building with an Australian pine hedge of two different heights (6' and 10'), a cluster of sabal palmettos and oleander under planting.

There is a large pigeon plum (*cocoloba diversifolia*) to the south of the wooden storage building. Beyond the storage building are croton and gumbo limbo. The hedge to the north is *Ficus nitida*.

The open vista to the Atlantic Ocean, Area 1, is across a grassed area with a limited number of palms and a cluster of sea grapes at the southeastern portion of the vista.

## AREA 2

Area 2 is occupied by a tennis court and a slat (green) house. A chain link fence covered with allamanda vines divides an asphalt path from a childrens play area with playground equipment. Large sabal palms and a visual screen of mixed tropical planting separate the tennis court and play area from the open lawn vista to the south.

Plant materials in Area 2:

### TREES:

Sabal palmetto (cabbage palm)  
Spathodea campanulata (African tulip tree)  
Veitchi merrilli (adonidia palm)  
Simaruba gluaca (gumbo limbo)  
Dictyospermum album (princess palm)  
Brassaia actinophylla (schefflera)  
Ficus altissima (banyan)  
Phoenix roebelleni (pigmy date palm)

### SHRUBS:

Allamanda cathartica (yellow allamanda)  
Acalypha spp. (copper leaf)  
Nerium oleander (oleander)  
Hibiscus (mixed species)  
Jasmine samba ("grand duke")  
Codiaeum spp. (croton)  
Galphimia gracilis (thyralis)

### AREA 3

Area 3 is occupied by a single family home, a portion of a slat house, an apartment building with parking underneath, and a large asphalt drive and parking area.

There is a large ficus tree to the south of the existing single family house, sabal palmettos, royal palms and a copperleaf hedge which separates the open lawn and vista from the staff dwelling units.

Plant material separating this area from the open vista include sabal palmetto, gumbo limbo, ficus hedge, Australian pine, copperleaf and a senegal date palm.

Plant materials in Area 3:

#### TREES:

*Ficus altissima* (banyan)  
*Casaurina equisetifolia* (Australian pine)  
*Roystonea vega* (Florida royal palm)  
*Phoenix reclinata* (senegal date palm)  
*Bursera simaruba* (gumbo limbo)  
*Cocos nucifera* var. *malayan* (coconut palm)  
*Citrus* spp. (fruit tree)

#### SHRUBS:

*Acalypha* spp. (copperleaf)  
*Codiaeum* spp. (mixed croton species)  
*Hibiscus* spp. (mixed hibiscus species)  
*Sanchesia nobilis*

#### AREA 4

Area 4 is comprised largely of bermuda lawn with a small stand of reforested coconut palms, and large Australian pine trees on the northern property line.

There is clear contouring for the golf course in this area. The changes in elevation are part of the golf course which was previously in service.

Plant material in Area 4:

Casaurina equisetifolia (Australian pine)  
Cocos nucifera "var malayan"

## AREA 5

Area 5 is sited in the southwest corner of the Mar-a-Lago property. This is the mostly open area of the sites with an expanse of bermuda lawn, several trees and greens for the golf course.

The vegetation is limited to a heavily forested section in the southwest corner of the lot. A double ficus hedge in a large semi-circular shape conceals an old citrus grove with a variety of orange and grapefruit trees. Two avocado trees are included in the grove planting.

A large mix of plant material exists west of the citrus and is separated by a ficus hedge. Prominent among these are African throat trees, seagrape, strangler figs, ficus benjamina, and green buttonwood.

East of the citrus trees are mixed beds of areca palms, ficus aureus, and green buttonwood. Underplantings of crotons, aralias and Australian pines exist.

Plant materials in Area 5:

### TREES:

- Casaurina equisetifolia (Australian pine)
- Ficus decora (rubber tree)
- Ficus aureus (strangler fig)
- Ficus nitida (Cuban laurel)
- Ficus benjamina (weeping fig)
- Conocarpus erectus (green buttonwood)
- Citrus spp.
- Persea americana (avocado)
- Chrysalidocarpus lutescens (areca)
- Phoenix reclinata (senegal date palm)  
(juvenile form)
- Coccoloba uvifera (seagrape)
- Spathodea campanulata (African tulip)
- Cocos nucifera "variety malayan" (less than 8' oa)
- Sabal palmetto (cabbage palm)
- Washingtonia robusta (Washington palm)

**SHRUBS AND ACCENTS:**

Agave fosteriana (agave)  
Cryptogesia grandiflora (purple allamanda)  
Codiaeum spp. (croton)  
Polyscias balfouriana (rose leaf aralia)  
Ficus nitida (cuban laurel)

## AREA 6

Area 6 contains a large open area comprised of a bermuda lawn and tees and greens of the golf course. The eastern portion of the area contains scattered citrus trees, sabal palmettos, areca palms, schefflera and chalcas. The wall separating the property from Southern Boulevard has plantings against it of Chinese fan palms, acalypha, firebush and Turk's cap.

Plant materials in Area 6:

### TREES AND PALMS:

Coccoloba uvifera (seagrape)  
Sabal palmetto (cabbage palm)  
Livistonia chinensis (Chinese fan palm)  
Spathodes campanilata (African tulip tree)  
Bukrsera simaruba (gumbo limbo)  
Brassaia actinophylla (schefflera)  
Veitchi merrilli (adonidia)

### SHRUBS:

Acalypha spp. (copperleaf)  
Hamalia patens (firebush)  
Malvaviscus penduliflorus (Turk's cap)  
Murraya paniculata (chalcas)  
Rhaps excelsa (lady palm)



## AREA 7

A large shade structure, a storage building and a slat house are part of Area 7.

The principal plant material here is a stand of Sabal palmetto. However, another large semi-circular ficus hedge divided by a walk-way conceals another grove from sight. Over the years, areca palms and fishtail palms previously used as interior foliage plants were planted in various open areas under the sabal palms and some of the coconut palms. There is a greenhouse formerly used to propagate interior foliage.

Plant materials in Area 7:

### TREES:

Sabal palmetto (cabbage palm)  
Chrysalidocarpus lutescens (areca palm)  
Caryota mitis (fishtail palm)  
Veitchii merrilli (adonidia palm)  
Casaurina equisetifolia (Australian pine)  
Coccoloba diversifolia (pigeon plum)  
Bursera simaruba (gumbo limbo)  
Ficus aureus (strangler fig)  
Cocos nucifera (coconut palm)  
Dictyosperma album (princess palm)  
Phoenix reclinata (senegal date palm)  
Ptycosperma elegans (solitare palm)  
Mangifera indica (mango)  
Cocculus laurifolius (snail seed)  
Terminala capitata (tropical almond)  
Conocarpus erectus (buttonwood)  
Livistonia chinensis (Chinese fan palm)

### SHRUBS:

Rhapis excelsa (lady palm)  
Codiaeum spp. (croton)  
Clerodendrum speciosissimum (glory bower)  
Carissa grandiflora (natal plum)  
Ficus nitida (Cuban laurel)  
Crinum asiaticum (spider lily)

## AREA 8

The principal function of the landscape materials in Area 8 is to provide a substantial screen from the mansion to the extensive physical plant and service buildings to the rear or south.

There is a storage, parking and fueling areas of the estate and is located directly behind the hedge separating the structures from the ocean vista. Casuarina (Australian pines) dominate the south side of the property.

Plant materials in Area 8:

### TREES:

Arecastrum romanzoffianum (queen palm)  
Acoelorrhaphe wrightii (paurotis palm)  
Sabal palmetto (cabbage palm)  
Livistonia chinensis (Chinese fan palm)  
Mastichodendron foetidissimum (mastic)  
Ficus aureus (strangler fig)  
Ptychosperum elegans (solitare palm)  
Thrinax radiata (key palm)  
Pandanus utilis (screw pine)  
Bursera simaruba (gumbo limbo)  
Cycas cirinalis (sago palm)  
Casuarina equisetifolia (Australian pine)  
Cocos nucifera (coconut palm)  
Ardisia spp.  
Dictyosperma album (princess palm)

### SHRUBS:

Chrysobalanus icaco (cocoplum)  
Crinum asiaticum (spider lily)  
Carissa grandiflora (natal palm)  
Euphorbia spp. (crown of thorns)  
Coccoloba uvifera (seagrape)  
Nerium oleander (oleander)  
Ligustrum lucidum (glossy privet)  
Hibiscus spp. (hibiscus)

## AREA 9

Area 9 is the southeast corner of the property.

The screen planting discussed on Area 8 continues east onto this parcel.

The planting in a continuation of the visual buffer which secretes the heavy Australian pine growth.

Plant materials in Area 9:

### TREES AND PALMS:

Casaurina equisetifolia (Australian pine)  
Sabal palmetto (cabbage palm)  
Coccoloba uvifera (seagrape)  
Thrinax radiata (key palm)  
Bursera simaruba (gumbo limbo)  
Simaruba gluaca (paradise tree)  
Ardisia spp.  
Cycas cirinalis (sago palm)  
Pandnaus veitchii (veitch screw pine)

### SHRUBS:

Pittosporum tobira (pittosporum)  
Carissa grandiflora (natal palm)

## TOPOGRAPHY

Overall the land slopes from east to west in a long continuous run following a natural and gradual fall. West of the mansion is a 5-6' elevation change in the form of a berm which controls the drainage from east to west and acts as both an abrupt leveling device for the vista and a directional flow during heavy rains.

The only other elevation changes in a largely flat site occur as tees and greens in the golf course.

The natural contours on the south side of the property add to the site, affect circulation and should remain, as close as possible, in its existing condition.

CHAPTER SEVEN

MAINTENANCE  
AND  
INSPECTION SCHEDULE

# MAINTENANCE SCHEDULE JANUARY

SAT

FRI

THUR

WED

TUE

MON

SUN

SUN	MON	TUE	WED	THUR	FRI	SAT
Each Day-Throughout Month Daily Grounds Maintenance Daily Staff Meeting	This Month: Review all Maintenance Contracts and Warrantys for equipment: Pool, Tennis Court, Spa Equipment, Appliances, Generators, Telephone, Computer System, Linen Service, Exterminator	This Month: Review all Staff Employment Contracts Review all Equipment Lease Agreements. Renew software license Agreements as applicable	This Month: Review Health Insurance Review Workman's Compensation Coverages, General Liability and Bonding provisions.	This Month: Inventory all Household and Lawn chemicals stored on site. Check containers for integrity and security during storage.	1 Review Staff Performance Daily Cleaning-all rooms Inspect Pool Equipment Sweep and rake Beach	2 Daily Cleaning-all rooms Inspect Spa Equipment Sanitize Spa Floors
3 Daily Cleaning-all rooms	4 Daily Cleaning-all rooms Fresh Flowers-all rooms Review emergency Procedures with staff.	5 Daily Cleaning-all rooms Linen Inventory Inventory First Aid Equip.	6 Daily Cleaning-all rooms Check all fire exit devices	7 Daily Cleaning - all rooms Schedule CPR training class	8 Daily Cleaning-all rooms Sweep and rake Beach	9 Daily Cleaning-all rooms
10 Daily Cleaning-all rooms	11 Daily Cleaning-all rooms Fresh Flowers-all rooms Inspect property with Preservationists	12 Daily Cleaning-all rooms	13 Daily Cleaning-all rooms	14 Daily Cleaning-all rooms	15 Daily Cleaning-all rooms Fertilize Citrus Trees Sweep and rake Beach	16 Daily Cleaning-all rooms Fertilize Citrus Trees Inspect for disease.
17 Daily Cleaning-all rooms	18 Daily Cleaning-all rooms Fertilize Citrus Trees Fresh Flowers-all rooms	19 Daily Cleaning-all rooms	20 Daily Cleaning-all rooms	21 Daily Cleaning-all rooms Clean All Fireplaces	22 Daily Cleaning-all rooms Sweep and rake Beach	23 Daily Cleaning-all rooms
24/31 Daily Cleaning-all rooms	25 Daily Cleaning-all rooms Tip Back Shrubs Fresh Flowers-all rooms	26 Daily Cleaning-all rooms Tip Back Shrubs	27 Daily Cleaning-all rooms Tip Back Shrubs	28 Daily Cleaning-all rooms Tip Back Shrubs	29 Daily Cleaning-all rooms Tip Back Shrubs Sweep and rake Beach	30 Daily Cleaning-all rooms Tip Back Shrubs

**MAINTENANCE SCHEDULE  
FEBRUARY**

SUN                      MON                      TUE                      WED                      THUR                      FRI                      SAT

Each Day-Throughout Month	1	2	3	4	5	6
Daily Grounds Maintenance Daily Staff Meeting-	Review Staff Performance Daily Cleaning-all rooms Fertilize Patio Plants Fresh Flowers-all rooms	Daily Cleaning-all rooms Fertilize Patio Plants Inspect Electrical System	Daily Cleaning-all rooms Inspect Plumbing System	Daily Cleaning-all rooms Inspect Plumbing System	Daily Cleaning-all rooms Inspect Electrical System Sweep and rake Beach	Daily Cleaning-all rooms Inspect Electric System Inspect Spa Equipment Sanitize Spa Floors
7	8	9	10	11	12	13
Daily Cleaning-all rooms	Daily Cleaning-all rooms Inspect Sanitary System Fresh Flowers-all rooms	Daily Cleaning-all rooms Inspect Sanitary System	Daily Cleaning-all rooms Inspect Sanitary System	Daily Cleaning-all rooms Inspect Safety System	Daily Cleaning-all rooms Inspect Safety System Sweep and rake Beach	Review all Insurance Review Maintenance Agreements Inventory Garden Supplies
14	15	16	17	18	19	20
Daily Cleaning-all rooms	Daily Cleaning-all rooms Fresh Flowers-all rooms Inventory all Linen Supplies Inspect all upholstered furniture. Clean as required	Polish and Treat all Silver Daily Cleaning-all rooms Inspect Garden Equipment- Repair or replace as required.	Daily Cleaning-all rooms Polish and Treat all Silver Fertilize Ornaments	Daily Cleaning-all rooms Fertilize Ornaments Pressure Clean Exterior Stone and Patio Surfaces	Daily Cleaning-all rooms Sweep and rake Beach Fertilize Ornaments Sweep and rake Beach	Daily Cleaning-all rooms Inspect all flatware and Glassware. Replace as required.
21	22	23	24	25	26	27
Daily Cleaning-all rooms	Daily Cleaning-all rooms Fresh Flowers-all rooms Inspect Windows/Caulking	Daily Cleaning-all rooms Inspect Windows/Caulking Clean all Fireplaces	Daily Cleaning-all rooms Inspect Windows/Caulking Clean all Fireplaces	Daily Cleaning-all rooms Inspect Windows/Caulking	Daily Cleaning-all rooms Sweep and rake Beach Inspect Windows/Caulking	Daily Cleaning-all rooms Inspect Windows/Caulking
28						
Daily Cleaning-all rooms						

**MAINTENANCE SCHEDULE  
MARCH**

SUN                      MON                      TUE                      WED                      THUR                      FRI                      SAT

Each Day-Throughout Month	1	2	3	4	5	6
Daily Grounds Maintenance Daily Staff Meeting	Review Staff Performance Daily Cleaning-all rooms Fresh Flowers-all rooms	Daily Cleaning-all rooms	Daily Cleaning-all rooms	Daily Cleaning-all rooms	Daily Cleaning-all rooms Sweep and rake Beach	Daily Cleaning-all rooms Inspect Spa Equipment Sanitize Spa Floors
7	8	9	10	11	12	13
Daily Cleaning-all rooms	Daily Cleaning-all rooms Fresh Flowers-all rooms	Daily Cleaning-all rooms Check First Aid Equipment	Daily Cleaning-all rooms	Daily Cleaning-all rooms	Daily Cleaning-all rooms Sweep and rake Beach Inspect Kitchen Appliances	Daily Cleaning-all rooms
14	15	16	17	18	19	20
Daily Cleaning-all rooms	Daily Cleaning-all rooms Inspect Irrigation System Inspect Pool Equipment- Service Pump as required Fresh Flowers-all rooms	Daily Cleaning-all rooms Inspect Fire Extinguishers Inspect Fire Warning System and all smoke detectors	Daily Cleaning-all rooms	Daily Cleaning-all rooms	Daily Cleaning-all rooms Sweep and rake Beach	Daily Cleaning-all rooms
21	22	23	24	25	26	27
Daily Cleaning-all rooms	Daily Cleaning-all rooms Fresh Flowers-all rooms	Daily Cleaning-all rooms Clean all Fireplaces	Daily Cleaning-all rooms Clean all Fireplaces	Daily Cleaning-all rooms Inspect Roofing	Daily Cleaning-all rooms Inspect Roofing Sweep and rake Beach	Daily Cleaning-all rooms
28	29	30	31			
Daily Cleaning-all rooms	Daily Cleaning-all rooms Fresh Flowers-all rooms	Daily Cleaning-all rooms	Daily Cleaning-all rooms			



MAINTENANCE SCHEDULE  
APRIL

SUN	MON	TUE	WED	THUR	FRI	SAT
Each Day-Throughout Month				1 Daily Cleaning-all rooms Review Staff Performance	2 Daily Cleaning-all rooms Sweep and rake Beach	3 Daily Cleaning-all rooms Inspect Spa Equipment Sanitize Spa Floors
4 Daily Cleaning-all rooms	5 Daily Cleaning-all rooms Fresh Flowers-all rooms Contact Arborist Inspect specimen trees for disease.	6 Daily Cleaning-all rooms	7 Daily Cleaning-all rooms Inspect for Drywall Termites Wetwall and Subterranean	8 Daily Cleaning-all rooms	9 Daily Cleaning-all rooms Sweep and rake Beach	10 Daily Cleaning-all rooms Inspect property with Preservationists.
11 Daily Cleaning-all rooms	12 Daily Cleaning-all rooms Fresh Flowers-all rooms	13 Daily Cleaning-all rooms Engage Locksmith-Inspection and maintenance-all interior & exterior mechanisms.	14 Daily Cleaning-all rooms	15 Daily Cleaning-all rooms	16 Daily Cleaning-all rooms Sweep and rake Beach	17 Daily Cleaning-all rooms
18 Daily Cleaning-all rooms	19 Daily Cleaning-all rooms Fresh Flowers-all rooms	20 Daily Cleaning-all rooms	21 Daily Cleaning-all rooms	22 Daily Cleaning-all rooms	23 Daily Cleaning-all rooms Clean all Fireplaces Sweep and rake Beach	24 Daily Cleaning-all rooms
25 Daily Cleaning-all rooms	26 Daily Cleaning-all rooms	27 Daily Cleaning-all rooms	28 Daily Cleaning-all rooms	29 Daily Cleaning-all rooms	30 Daily Cleaning-all rooms Sweep and rake Beach	

**MAINTENANCE SCHEDULE**  
**MAY**

SUN                      MON                      TUE                      WED                      THUR                      FRI                      SAT

Each Day-Throughout Month							1 Daily Cleaning-all rooms Inspect Spa Equipment Sanitize Spa Floors Review Staff Performance
Daily Grounds Maintenance Daily Staff Meeting							
2 Daily Cleaning-all rooms	3 Daily Cleaning-all rooms Fresh Flowers-all rooms Linen Inventory	4 Daily Cleaning-all rooms Review Hurricane Preparations, Materials, Equipment & Procedures.	5 Daily Cleaning-all rooms Review Hurricane Preparations, Materials, Equipment & Procedures.	6 Daily Cleaning-all rooms Review Hurricane Preparations, Materials, Equipment and Procedures.	7 Daily Cleaning-all rooms Sweep and rake Beach Review Hurricane Preparations, Materials & Equipment.	8 Daily Cleaning-all rooms Test Generators with Town Fire Dept. Officials	
9 Daily Cleaning-all rooms	10 Daily Cleaning-all rooms Fresh Flowers-all rooms Review Emergency Communications Systems	11 Daily Cleaning-all rooms Review Emergency Evacuation Procedures Clean/Repair Plastic Drops In Cloister	12 Daily Cleaning-all rooms Test Emergency Lighting Systems	13 Daily Cleaning-all rooms Inspect Patio Furniture- Refinish-Re-upholster as Necessary.	14 Sweep and rake Beach Inspect Patio Furniture- Refinish-Re-upholster as Necessary.	15 Daily Cleaning-all rooms Steam Clean Cloister Rugs	
16 Daily Cleaning-all rooms	17 - Fresh Flowers-all rooms Daily Cleaning-all rooms Clean exterior Awnings Service Refrigeration Prune Shrubs/Fertilize Lawns/Drives	18 Daily Cleaning-all rooms Service Refrigeration Prune Shrubs/Fertilize Lawns/Drives	19 Daily Cleaning-all rooms Schedule Carpet Cleaning Service Refrigeration Prune Shrubs/Fertilize Lawns/Drives	20 Daily Cleaning-all rooms Carpet Cleaning Service Refrigeration Prune Shrubs/Fertilize Lawns/Drives	21 Daily Cleaning-all Rooms Carpet Cleaning Fertilize Citrus/Spike Palm Trees Sweep and rake Beach	22 Daily Cleaning-all rooms	
23/30 Daily Cleaning-all rooms	24/31 Daily Cleaning-all rooms Review Window Cleaning Schedule and Contract. Clean/Paint Cloister Lights Clean/Paint Cloister Furniture	25 Daily Cleaning-all rooms Inspect lawns for signs of disease or pests. Treat as Required.	26 Daily Cleaning-all rooms Check First Aid Equipment	27 Daily Cleaning-all rooms	28 Daily Cleaning-all rooms Sweep and rake Beach	29 Daily Cleaning-all rooms Polish and Treat all Silver	



**MAINTENANCE SCHEDULE**  
**JULY**

SUN	MON	TUE	WED	THUR	FRI	SAT
Each Day-Throughout Month Daily Grounds Maintenance Daily Staff Meeting	This Month: Review Hurricane Procedures with staff.			1 Daily Cleaning-all rooms Review Staff Performance Complete Repotting of all Ornamentals. Prune all shrubs	2 Daily Cleaning-all rooms Prune all shrubs Sweep and rake Beach	3 Daily Cleaning-all rooms Inspect Spa Equipment Sanitize Spa Floors Prune all shrubs
4 Daily Cleaning-all rooms	5 Daily Cleaning-all rooms Prune all shrubs Fresh Flowers-all rooms	6 Daily Cleaning-all rooms Pressure Clean Exterior Stone and Patios	7 Daily Cleaning-all rooms Prune all shrubs Check First Aid Equipment	8 Daily Cleaning-all rooms Contract Refinisher. Touch up all furniture all rooms as required.	9 Daily Cleaning-all rooms Sweep and rake Beach Prune all shrubs	10 Daily Cleaning-all rooms Prune all shrubs
11 Daily Cleaning-all rooms	12 Daily Cleaning-all rooms Inspect property with Preservationists. Clean fountains Fresh Flowers-all rooms	13 Daily Cleaning-all rooms Fertilize all shrubs Clean/Lubricate Security Keys	14 Daily Cleaning-all rooms Schedule Carpet Cleaning Clean/Service Security Cameras	15 Daily Cleaning-all rooms Linen Inventory Clean/Repaint all Ironwork	16 Daily Cleaning-all rooms Test Fire Equipment Sweep and rake Beach Clean/Repaint all Ironwork	17 Daily Cleaning-all rooms
18 Daily Cleaning-all rooms	19 Daily Cleaning-all rooms Inspect Foundations Fresh Flowers-all rooms	20 Daily Cleaning-all rooms Service Tower/Roof Lights	21 Daily Cleaning-all rooms Service Tower/Roof Lights Repair/Paint Window Casings	22 Daily Cleaning-all rooms Repair/Repaint all Gates Repair/Paint Window Casings	23 Daily Cleaning-all rooms Sweep and rake Beach Repair/Repaint all Gates	24 Daily Cleaning-all rooms Schedule Summer Projects Inspect Tunnel-Paint and Clean as required.
25 Daily Cleaning-all rooms	26 Daily Cleaning-all rooms Establish Paint Schedule Fresh Flowers-all rooms Inspect Tunnel Work	27 Daily Cleaning-all rooms Begin Paint Touch Up - all Rooms.	28 Daily Cleaning-all rooms Paint Touch Up-all rooms	29 Daily Cleaning-all rooms Inspect Paint Work Paint Touch Up-all rooms	30 Daily Cleaning-all rooms Sweep and rake Beach Paint Touch Up-all rooms	31 Daily Cleaning-all rooms

**MAINTENANCE SCHEDULE  
AUGUST**

SAT

FRI

THUR

WED

TUE

MON

SUN

SUN	MON	TUE	WED	THUR	FRI	SAT
1 Each Day-Throughout Month Daily Grounds Maintenance Daily Staff Meeting	2 Daily Cleaning-all rooms Review Staff Performance Replace Shrubs as needed Fresh Flowers-all rooms	3 Daily Cleaning-all rooms Review Hurricane Procedures	4 Daily Cleaning-all rooms Fertilize Lawns Pressure Clean as needed All patio stone	5 Daily Cleaning-all rooms Pressure Clean as needed All patio stone	6 Daily Cleaning-all rooms Pressure Clean as needed All patio stone Sweep and rake Beach	7 Daily Cleaning-all rooms Inspect Spa Equipment Sanitize Spa Floors
8 Daily Cleaning-all rooms	9 Daily Cleaning-all rooms Replace Shrubs as required Fresh Flowers-all rooms	10 Daily Cleaning-all rooms Replace Shrubs as required	11 Daily Cleaning-all rooms Inspect for Fire ants and Lawn pests. Treat as required	12 Daily Cleaning-all rooms Inspect seawall. Effect Repairs as required.	13 Daily Cleaning-all rooms Sweep and rake Beach Inspect Specimen Trees for Parasites or disease.	14 Daily Cleaning-all rooms Clean Fountains
15 Daily Cleaning-all rooms	16 Daily Cleaning-all rooms Point up Patio Stone Work Inspect for Drywall, Wetwall and Subterranean Termites Fresh Flowers-all rooms	17 Daily Cleaning-all rooms Begin Bayonet Trimming	18 Daily Cleaning-all rooms Re-Seal Service Drive Continue Bayonet Trimming	19 Daily Cleaning-all rooms Replace Shrubs as required Resod as necessary	20 Daily Cleaning-all rooms Replace Shrubs as required Resod as necessary Sweep and rake Beach	21 Daily Cleaning-all rooms Replace Shrubs as required Resod as necessary
22 Daily Cleaning-all rooms	23 Daily Cleaning-all rooms Contract Chimney Sweep Fresh Flowers-all rooms	24 Daily Cleaning-all rooms	25 Daily Cleaning-all rooms	26 Daily Cleaning-all rooms	27 Daily Cleaning-all rooms Sweep and rake Beach	28 Daily Cleaning-all rooms
29 Daily Cleaning-all rooms	30 Daily Cleaning-all rooms Fresh Flowers-all rooms	31 Daily Cleaning-all rooms Finish all Pruning Finish all Re-Sod Work				

**MAINTENANCE SCHEDULE  
SEPTEMBER**

SUN                      MON                      TUE                      WED                      THUR                      FRI                      SAT

SUN	MON	TUE	WED	THUR	FRI	SAT
Each Day-Throughout Month Daily Grounds Maintenance Daily Staff Meeting	This Month: Engage Art Restoration Expert. Inspect all Artwork and Porcelains. Repair or treat as recommended.	This Month: Inventory Wine Cellar Inventory China and Silver furniture for wear. Kennedy as required.	1 Daily Cleaning-all rooms Review Hurricane Procedures with Staff	2 Daily Cleaning-all rooms Point up Patio Stone Lower Spanish Bayonets	3 Daily Cleaning-all rooms Point up Patio Stone Lower Spanish Bayonets Sweep and rake Beach	4 Daily Cleaning-all rooms Lower Spanish Bayonets Inspect Spa Equipment Sanitize Spa Floors
5 Daily Cleaning-all rooms	6 Daily Cleaning-all rooms Re-coat Fish Pool Re-Coat Fountain Lower Spanish Bayonets Fresh Flowers-all rooms	7 Daily Cleaning-all rooms Re-coat Fish Pool Re-Coat Fountain Lower Spanish Bayonets	8 Daily Cleaning-all rooms Inspect all Weatherstripping Repair/Repaint Benches & Rails	9 Daily Cleaning-all rooms Inspect Irrigation System Repair/Repaint Benches & Rails	10 Daily Cleaning-all rooms Inspect Perimeter Fencing and Walls. Effect repairs. Sweep and rake Beach	11 Daily Cleaning-all rooms Perimeter Fence Work underway. Inspect.
12 Daily Cleaning-all rooms	13 Daily Cleaning-all rooms Linen Inventory Service Air Conditioning Check First Aid Equipment Fresh Flowers-all rooms	14 Daily Cleaning-all rooms Service Air Conditioning Clean/Polish all Interior Marble Surfaces	15 Daily Cleaning-all rooms Point up Pool Deck Clean/Polish all Interior Marble Surfaces	16 Daily Cleaning-all rooms Re-seal Service Drive Re-paint Cellar Patch Exterior Stucco as Required-Paint touch up.	17 Daily Cleaning-all rooms Re-seal Service Drive Re-paint Cellar Sweep and rake Beach	18 Daily Cleaning-all rooms Point up Pool Deck Re-seal Service Drive Re-paint Cellar
19 Daily Cleaning-all rooms	20 Daily Cleaning-all rooms Re-seal Service Drive Re-paint Cellar Fresh Flowers-all rooms	21 Daily Cleaning-all rooms Point up Pool Deck Re-seal Service Drive Re-paint Cellar	22 Daily Cleaning-all rooms Point up Pool Deck Re-seal Service Drive Re-paint Cellar	23 Daily Cleaning-all rooms Point up Pool Deck Re-seal Service Drive Re-paint Cellar	24 Daily Cleaning-all rooms Point up Pool Deck Re-seal Service Drive Paint patio stones	25 Daily Cleaning-all rooms Point up Pool Deck Remove/Clean All Awnings Paint patio stones
26 Daily Cleaning-all rooms	27 Daily Cleaning-all rooms Re-seal Service Drive Paint patio stones Fresh Flowers-all rooms	28 Daily Cleaning-all rooms Re-seal Service Drive Paint patio stones as required	29 Daily Cleaning-all rooms Remove/Clean all Awnings Paint patio stones as required	30 Daily Cleaning-all rooms Paint Beach Tunnel Steps Paint patio stones as required		

**MAINTENANCE SCHEDULE  
OCTOBER**

SUN	MON	TUE	WED	THUR	FRI	SAT
Each Day-Throughout Month Daily Grounds Maintenance Daily Staff Meeting					1 Review Staff Performance Pressure Clean Patios Sweep and rake Beach Repaint Tunnel	2 Daily Cleaning-all rooms Repaint Tunnel Inspect Spa Equipment Sanitize Spa Floors
3 Daily Cleaning-all rooms	4 Daily Cleaning-all rooms Fresh Flowers-all rooms Review Hurricane Procedures with Staff	5 Daily Cleaning-all rooms Inspect Property with Preservationists	6 Daily Cleaning-all rooms Repaint outside furniture Strip/Recoat Tower Floors Strip/Recoat Loggia Floor	7 Daily Cleaning-all rooms Repaint outside furniture Strip/Recoat Tower Floors Strip/Recoat Loggia Floor	8 Pressure Clean Patios Steps and Terrace Repaint Tunnel Sweep and rake Beach Recoat Patio Stones	9 Daily Cleaning-all rooms Paint Patio Stones Repaint Tunnel
10 Daily Cleaning-all rooms	11 Daily Cleaning-all rooms Inspect Patio Lights Set out new Patio Plants Fresh Flowers-all rooms	12 Daily Cleaning-all rooms Strip and recoat Library Terrace Floor	13 Daily Cleaning-all rooms Service Main Entry Lights Repaint as required	14 Daily Cleaning-all rooms Service Main Entry Lights Repaint as required	15 Daily Cleaning-all rooms Sweep and rake Beach Inspect Tunnel	16 Daily Cleaning-all rooms
17 Daily Cleaning-all rooms	18 Daily Cleaning-all rooms Paint Fish Pool Fresh Flowers-all rooms	19 Daily Cleaning-all rooms Linen Inventory	20 Daily Cleaning-all rooms Spot Clean Carpet Heavy Traffic Areas	21 Daily Cleaning-all rooms Inspect Carpet-Heavy Traffic Areas	22 Daily Cleaning-all rooms Sweep and rake Beach	23 Daily Cleaning-all rooms
24 Daily Cleaning-all rooms	25 Daily Cleaning-all rooms Strip and wax new- Kitchen and Pantry. Adjust Night Lights Fresh Flowers-all rooms	26 Daily Cleaning-all rooms Re-Wax Kitchen/Pantry Adjust Night Lights	27 Daily Cleaning-all rooms Strip/re-wax staff dining Adjust Night Lights	28 Daily Cleaning-all rooms Strip/re-wax staff dining Check all exterior lights	29 Daily Cleaning-all rooms Strip/re-wax staff dining Adjust Night Lights Sweep and rake Beach	30/31 Daily Cleaning-all rooms

**MAINTENANCE SCHEDULE  
NOVEMBER**

SUN                      MON                      TUE                      WED                      THUR                      FRI                      SAT

Each Day-Throughout Month Daily Grounds Maintenance Daily Staff Meeting	1 Review Staff Performance Daily Cleaning-all rooms Fresh Flowers-all rooms	2 Daily Cleaning-all rooms Review Hurricane Procedures With Staff Clean Patio Furniture	3 Daily Cleaning-all rooms Replace Potted Plants in Cloister	4 Daily Cleaning-all rooms Check and service generator	5 Daily Cleaning-all rooms Sweep and rake Beach	6 Daily Cleaning-all rooms Inspect Spa Equipment Sanitize Spa Floors
7 Daily Cleaning-all rooms	8 Daily Cleaning-all rooms Fresh Flowers-all rooms Check First Aid Equipment	9 Daily Cleaning-all rooms Clean Reflecting Pool Clean Fountains	10 Daily Cleaning-all rooms Lower Chandeliers, service and replace bulbs	11 Daily Cleaning-all rooms Lower Chandeliers, service and replace bulbs	12 Daily Cleaning-all rooms Sweep and rake Beach Service all Refrigeration	13 Daily Cleaning-all rooms
14 Daily Cleaning-all rooms	15 Daily Cleaning-all rooms Fresh Flowers-all rooms Service all drains-Interior and Exterior	16 Daily Cleaning-all rooms Clean/Wax all Wood Surfaces-Furniture/Stairs	17 Daily Cleaning-all rooms Inspect/Clean all Awnings Check all night Lighting	18 Daily Cleaning-all rooms Service all stove hood filters	19 Daily Cleaning-all rooms Linen Inventory Sweep and rake Beach	20 Daily Cleaning-all rooms
21 Daily Cleaning-all rooms	22 Daily Cleaning-all rooms Fresh Flowers-all rooms Service all hardware/locks	23 Daily Cleaning-all rooms Fertilize all Lawns Service all hardware/locks	24 Daily Cleaning-all rooms Service all Smoke Detectors Clean/Repaint all Ironwork	25 Daily Cleaning-all rooms Pressure Clean Patios as Necessary.	26 Daily Cleaning-all rooms Sweep and rake Beach Service tapestry lighting	27 Daily Cleaning-all rooms
28 Daily Cleaning-all rooms	29 Daily Cleaning-all rooms Fresh Flowers-all rooms Service fire extinguishers	30 Daily Cleaning-all rooms Clean and Test Fireplaces				



**MAINTENANCE SCHEDULE  
DECEMBER**

SUN                      MON                      TUE                      WED                      THUR                      FRI                      SAT

Each Day-Throughout Month Daily Grounds Maintenance Daily Staff Meeting	This Month: Inspect and store all Hurricane Shutters, Equipment and Materials Fresh Flowers-all rooms	This Month: Inspect weatherstripping Schedule Holiday Decorations	1 Daily Cleaning-all rooms Review Staff Performance Complete Lawn Fertilizing	2 Daily Cleaning-all rooms Complete Lawn Fertilizing	3 Daily Cleaning-all rooms Sweep and rake Beach Inspect Tunnel	4 Daily Cleaning-all rooms Inspect Spa Equipment Sanitize Spa Floors
5 Daily Cleaning-all rooms	6 Daily Cleaning-all rooms Fresh Flowers-all rooms	7 Daily Cleaning-all rooms Linen Inventory	8 Daily Cleaning-all rooms	9 Daily Cleaning-all rooms	10 Daily Cleaning-all rooms Sweep and rake Beach	11 Daily Cleaning-all rooms
12 Daily Cleaning-all rooms	13 Daily Cleaning-all rooms Fertilize all potted plants at Cloister and Loggia Fresh Flowers-all rooms	14 Daily Cleaning-all rooms	15 Daily Cleaning-all rooms	16 Daily Cleaning-all rooms	17 Daily Cleaning-all rooms Sweep and rake Beach	18 Daily Cleaning-all rooms
19 Daily Cleaning-all rooms	20 Daily Cleaning-all rooms Fresh Flowers-all rooms	21 Daily Cleaning-all rooms	22 Daily Cleaning-all rooms	23 Daily Cleaning-all rooms	24 Daily Cleaning-all rooms Sweep and rake Beach	25 Daily Cleaning-all rooms
26 Daily Cleaning-all rooms	27 Daily Cleaning-all rooms Fresh Flowers-all rooms	28 Daily Cleaning-all rooms	29 Daily Cleaning-all rooms	30 Daily Cleaning-all rooms	31 Daily Cleaning-all rooms Sweep and rake Beach	

CHAPTER EIGHT

ARTICLES OF INCORPORATION,

BY-LAWS AND RULES

OF

THE MAR-A-LAGO CLUB, INC.

# State of Florida



## Department of State

I certify from the records of this office that THE MAR-A-LAGO CLUB, INC. is a corporation organized under the laws of the State of Florida, filed on February 2, 1993.

The document number of this corporation is P93000008099.

I further certify that said corporation has paid all fees and penalties due this office through December 31, 1993, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the  
Great Seal of the State of Florida,  
at Tallahassee, the Capital, this the  
Second day of February, 1993



CR2EO22 (2-91)

A handwritten signature in cursive script that reads "Jim Smith".

Jim Smith  
Secretary of State

STATE OF FLORIDA

ARTICLES OF INCORPORATION

OF

THE MAR-A-LAGO CLUB, INC.

The undersigned, acting as incorporator of a corporation under the Florida Statutes, adopts the following Articles of Incorporation:

First: The name of the corporation is:

THE MAR-A-LAGO CLUB, INC.

Second: The principal office and mailing address of the corporation is:

The Mar-a-Lago Club, Inc.  
c/o Paul Rampell, Esq.  
125 Worth Avenue  
Palm Beach, FL 33480-4466

RECORDED  
2003 FEB -2 AM 10  
TALLAHASSEE, FLORIDA

Third: The period of duration of the corporation is perpetual unless sooner dissolved.

Fourth: The general purpose or purposes for which the corporation is organized are to preserve the estate known as Mar-a-Lago and to engage in any or all lawful activity for which corporations may be incorporated under the provisions of the Florida Statutes, including, without limitation, the ownership and operation of a private social, swimming, golf, tennis and/or yacht club.

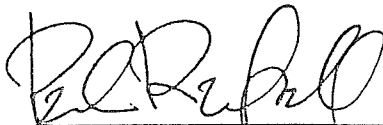
Fifth: The Board of Directors of the corporation shall consist of such number as the shareholders may select at any annual or special meeting of shareholders.

Sixth: The aggregate number of shares which the corporation shall have authority to issue is 500 shares.

Seventh: The street address of the initial registered office of the corporation is 125 Worth Avenue, Palm Beach, FL 33480-4466 and the name of the initial registered agent at such address is Paul Rampell.

Eighth: The name and address of the incorporator is:

Paul Rampell, Esq.  
125 Worth Avenue  
Palm Beach, FL 33480-4466

  
Paul Rampell, Incorporator

STATE OF FLORIDA )  
( SS:  
COUNTY OF PALM BEACH )

The foregoing instrument was acknowledged before me this 1st day of February, 1993, by Paul Rampell, Esq. for THE MAR-A-LAGO CLUB, INC.

Phyllis Zola  
Notary Public

NOTARY PUBLIC  
STATE OF FLORIDA  
SIGNED AND RETURNED TO THE SECRETARY OF STATE

Paul Rampell, Esq. having been designated to act as Registered Agent, hereby agrees to act in this capacity.

Paul Rampell  
Paul Rampell, Esq., Registered Agent

FILED  
1993 FEB -2 PM 8:45  
SECRETARY OF STATE  
TALLAHASSEE, FLORIDA

BY-LAWS  
OF  
THE MAR-A-LAGO CLUB, INC.

ARTICLE I - Directors

1. The business, property and all activities of the corporation shall be managed by the Board of Directors who shall be elected by and from the stockholders in the manner hereinafter set forth. The Board of Directors shall elect all officers of the corporation. The Board of Directors shall also determine and interpret the admission policy, criteria, and process as derived from the stockholders, and shall issue such Rules governing the use of the facilities of the corporation, the issuance and transfer of the corporation's stock and participation in its social and athletic functions as they may from time to time deem necessary. The Board of Directors shall in such Rules provide for such initiation fees, annual dues and such other charges as it deems advisable. The Board of Directors may appoint any persons to be agents of the corporation (with the power to sub-delegate) upon such terms as determined by the Board of Directors. In order to qualify as a Director, a person must own a residence in the town of Palm Beach.

2. The directors shall be elected annually by ballot by the stockholders with voting rights.

3. Directors shall hold office for the term for which they are elected and until their successors are duly elected and qualified. Any director may resign by filing with the President, the Board of Directors or the Secretary a written resignation which shall take effect on being filed or at any such other time as may be specified therein. Any vacancies in the Board of Directors may be filled by the Board for the unexpired term thereof. Directors shall receive no compensation for their services.

4. Directors shall be indemnified by the Club for any and all liability for their acts relating to the management of the Club and their assigned duties on the various Club committees.

ARTICLE II - Officers and Their Election.

1. The officers of the corporation shall be a President, one or more Vice-Presidents, a Secretary and a Treasurer, who shall be elected for one year by the Board of Directors and shall hold office until their successors are elected and duly qualified. Officers and/or Directors shall be stockholders and active members. The offices of Secretary and Treasurer may be held by the same person. The Board of Directors may appoint such other officers and agents of the corporation as they may deem necessary, such subordinate officers and agents to hold their position subject to the pleasure of the Board.

2. Any officer of the corporation may resign by filing with the President, the Board of Directors or the Secretary a written resignation which shall take effect at being so filed or at such other time as may be specified therein. The acceptance of such resignation shall not be necessary to make it effective.

### ARTICLE III - Powers and Duties of Officers

1. **PRESIDENT.** The President, when present, shall preside at all meetings of the stockholders and of the Board of Directors. It shall be his duty to see that all orders and resolutions of the Board of Directors are carried into effect. The President together with the Secretary shall sign certificates of stock to be issued by the corporation and shall sign and countersign all contracts or other instruments of the corporation authorized by the Board of Directors except as otherwise directed by the Board, shall make such report to the Directors and stockholders as he may deem necessary or as may be required of him. The President shall be the chief executive and head of the corporation and in the recesses of the Board of Directors shall have the general control and management of the business, subject, however, to the votes of the Board of Directors and to the right of the Board of Directors to subdelegate any specific power except such as may be by statute exclusively conferred upon the President or any other officer or officers of the corporation.

2. **VICE-PRESIDENT.** In the absence or disability of the President, his duties shall be performed by one of the Vice Presidents designated for the purpose by the Board of Directors.

3. **TREASURER.** The Treasurer shall have custody of all monies and securities of the corporation, shall keep full and accurate accounts of receipts and disbursements in books belonging to the corporation and shall deposit all monies or other valuable effects of the corporation in the name and to the credit of the corporation in such depositories and/or with such custodians as may from time to time be designated by the Board of Directors of the corporation taking proper vouchers for such disbursements and shall promptly on request render to the President and to the Board of Directors an account of all of his transactions as Treasurer and of the financial condition of the corporation.

4. **SECRETARY.** The Secretary shall issue notice for all meetings of the stockholders and Directors, shall keep the minutes of all meetings, shall have charge of the corporate seal and the corporate books unless otherwise ordered by the Board. He shall sign with the President all certificates of stock to be issued by the corporation and such other instruments as may require his signature and shall make such reports and perform such duties as are incident to his office or required by the Board of Directors.

5. All of the officers of the corporation, in addition to the specific duties set forth above, may act as proxies at the annual meeting of the stockholders and shall have such other duties as the Board of Directors may from time to time designate. The Board of Directors may in the absence or disability of any officer of the corporation delegate the powers and duties of

such officer to any other officer of the corporation.

#### ARTICLE IV - Stockholders' Meeting

1. The annual meeting of the stockholders of the corporation shall be held at the Club in Palm Beach, Florida, on the second Monday in February of each year at 11 o'clock in the forenoon, if not a legal holiday, and if a legal holiday then on the next business day following.

2. Special meetings of the stockholders may be called by the President or by a majority of the Directors and shall be called by the Secretary, or, in the case of the death, absence, incapacity or refusal of the Secretary by any other officer, upon written application of one-third or more of the stockholders of the corporation then entitled to vote, stating the time, place and purpose of the meeting. All special meetings of the stockholders shall be held in Palm Beach, Florida.

3. At any meeting of stockholders a quorum for the transaction of business shall consist of not less than two individuals appearing in person and/or as proxies and owning and/or representing a majority of the shares of the corporation then outstanding and entitled to vote provided that less than such quorum shall have the power to adjourn the meeting from time to time. In order for a stockholder to vote each share of stock registered in the stockholder's name, the stockholder must be an active member in good standing.

4. Notices of all meetings of stockholders shall be given as follows: A written notice stating the place, day and hour thereof shall be given by the Secretary, not less than ten nor more than sixty days before the meeting, to each stockholder entitled to vote thereat and to each stockholder who under the Articles of Incorporation or any amendment thereof or under any By-Law, is entitled to such notice, by leaving such notice with him or at his residence or usual place of business, or by mailing it postage prepaid, addressed to such stockholder at his address as it then appears upon the books of the corporation. Notices of all meetings of the stockholders shall state the purpose for which the meetings are called. No notice of the time, place or purpose of any annual or special meetings shall be required if every stockholder entitled to notice thereof, or his attorney thereunto authorized, by a writing which is filed with the records of the meeting, waives such notice.

5. Stockholders at the annual meeting shall elect the Directors by ballot. At each election for Directors every stockholder entitled to vote at such election shall have one vote for each Director to be elected at that time.

6. The stockholders shall have power by a majority vote at any meeting to remove any Director or Officer from office.

7. The order of business, at the annual meeting, and as far as possible of all other meetings of the stockholders, shall be:



1. The call of the roll
2. Proof of due notice of the meeting.
3. Reading and disposal of any unapproved minutes.
4. Annual reports of officers and committees.
5. Election of Directors.
6. Unfinished business.
7. New business.
8. Adjournment.

#### ARTICLE V - Directors' Meetings

1. The Directors shall hold an annual meeting in Palm Beach, Florida, immediately following the annual meeting of the stockholders on the second Monday in February of each year, if not a legal holiday, but if a legal holiday then on the next business day following.

2. Special meetings of the Board of Directors shall be held in Palm Beach, Florida, or at such other place as a majority of the Board of Directors shall agree upon in writing on call of the President or any two Directors.

3. At any meeting of the Board of Directors a majority of the number of Directors required to constitute the Board as last determined by the stockholders having the right to vote shall constitute a quorum for the transaction of business; provided, always that any number of Directors (whether one or more and whether or not constituting a quorum) present at any meeting or at any adjourned meeting may make any reasonable adjournment thereof.

4. Notice of any annual or special meeting of the Board of Directors shall be given by the Secretary to each Director, by mailing to him postage prepaid, addressed to him at his address as registered in the books of the corporation, or if not so registered at his last known address, a written notice of such meeting at least two days before the meeting by delivering such notice to him at least twenty-four hours before the meeting by prepaid telegram addressed to him at his said registered address if any, or if not so registered at his last known address. Notice of Directors' meetings need not specify the purposes thereof, except as otherwise hereinafter provided, and if any purpose be stated, the business of the meetings shall not be restricted thereto.

5. Whenever all of the Directors (provided they are in number at least equal to the majority of the number of Directors required to constitute the Board as last determined by the stockholders having the right to vote) shall hold a meeting, or not less than a majority of the number of Directors so required to constitute the Board shall hold a meeting and each absent Director, if any, shall in writing have waived notice of the meeting or after the meeting have approved in writing the record thereof, the acts of any such meeting, whether or not it was duly called and whether or not the absent Directors, if any, were given notice thereof, and wherever it was held, shall be as valid in all respects as if it had been regularly called and held.

## ARTICLE VI - Provisions Relating to Capital Stock

1. Certificates of stock shall be issued in numerical order from the stock certificate books to each stockholder of record whose stock has been paid in full in accordance with the Rules issued by the Board of Directors, said stock to be signed by the President or a Vice-President and Secretary, and be sealed by the secretary with the corporate seal. A record of each certificate shall be kept by the corporation.

2. Transfer of stock shall be made only upon the books of the corporation in accordance with these By-Laws and the Rules promulgated by the Board of Directors. The stock books of the corporation shall be closed for transfer twenty days before each general election.

3. The corporation shall be entitled to treat the holder of record of any share or shares of stock as the holder in fact thereof and shall not be bound to recognize any equitable or other claim to or interest in such share or shares on the part of any other persons except as may be otherwise expressly provided by law.

4. Stockholders may only transfer their shares in accordance with these By-Laws and the Rules promulgated by the Board of Directors from time to time. Upon voluntary resignation by a stockholding member or revocation of membership privileges by the corporation a stockholder shall not be entitled to a return of the stockholder's capital contribution. In the event of dissolution or final liquidation of the corporation, all of the property and assets of the corporation, after payment of its debts, shall be distributed among the stockholders in proportion to the value of their stock as last fixed by the Board of Directors. Stockholders who are active members in good standing shall be entitled to vote. Should a member, through marriage or any other reason, hold more than one certificate the member shall be entitled to vote only a certificate which has been designated as active for which the shareholder is paying dues.

## ARTICLE VII - Seal

The corporate seal of the corporation shall consist of two concentric circles between which is the name of the corporation and such seal as is impressed on the margin hereof shall be the corporate seal of the corporation.

## ARTICLE VIII - Committees

1. The President shall, by and with the advice and consent of the Board of Directors, appoint an Executive Committee composed of not less than three nor more than five directors in addition to the officers, which committee shall have all the powers of the Board of Directors in the intervals between meetings of the Board. Any action taken by the Executive Committee in any such interval shall be reported at the next succeeding meeting of the board.

2. The President shall appoint such other committees as the Board may direct or he may deem necessary or desirable and he may in his discretion at any time add to the membership thereof anyone, including a Chairman and a Director (to assist and to provide liaison), or remove from office any committee member there-to-fore appointed.

3. Nominating Committee - Each year the President shall appoint, subject to approval of the Board of Directors, a Nominating Committee consisting of not more than five active members who shall nominate candidates for the Board of Directors and who may act as proxies at the Annual Meeting. Such nominations shall be posted on the Bulletin Board two weeks before the Annual Meeting.

4. Admissions Committee - Each year the President shall appoint, subject to approval of the Board of Directors, an Admissions Committee consisting of not less than five (5) active members who shall carry out admissions procedures described in the Rules.

5. Preservation Committee - Each year the President shall appoint, subject to approval of the Board of Directors, a Preservation Committee consisting of not less than five (5) nor more than ten (10) individuals. One member shall be an architect with expertise in preservation, one member shall be nominated by The Landmarks Preservation Committee of the Town of Palm Beach, and one member shall be nominated by Director of the Division of Historical Resources, Florida Department of State. The Preservation Committee shall enforce the Principles of Preservation set forth in Chapter Eight and incorporated herein by reference.

#### ARTICLE IX - Dividends and Finances

No dividends shall be declared or paid by the Board of Directors which shall impair the capital of the corporation.

#### ARTICLE X - Amendments

These By-Laws may be amended, altered or repealed by the Board of Directors at any duly called meeting by a vote of two-thirds of the Directors present, provided that said two-thirds constitute not less than a majority of the entire Board and provided further that written notice of the proposed amendment, alteration or repeal be mailed to each Director not less than ten days prior to the date of such meeting, or provided all of the directors present at the meeting unanimously agree to the waiver of notice.

# RULES OF THE MAR-A-LAGO CLUB, INC.

## I. MEMBERSHIP

A. Active Members shall be such persons who, conditioned upon paying \$\_\_\_\_\_ in capital contribution, within 30 days of notification of election to membership, for the purchase of one share of stock from The Mar-A-Lago Club, Inc. have been regularly elected to Active Membership.

ANNUAL DUES

\$ \_\_\_\_\_  
Plus Florida State Tax

(1) Active membership includes husband, wife, and unmarried children to their 26th birthday. Active membership does not include a husband or wife who was not regularly a part of the election process, or the children of such husband or wife. In appropriate circumstances and with the approval of the Board of Directors, the Admissions Committee may determine that the active membership shall include only the husband or wife; the spouse not included may then be considered for privileges of the Club so long as married to the active member.

(2) Active members may sponsor non-members for seasonal subscription but may not propose more than two candidates in any one season. Active members may sponsor weekly card holders and introduce other guests.

(3) A candidate for active membership must have been a seasonal subscriber for at least one season immediately preceding election. Election shall be by the Board of Directors. Two adverse ballots shall exclude a candidate.

(4) Every active member must at all times during his or her membership hold at least one share of stock which may be transferred only once to a widow, widower, child, step-child or former spouse as hereinafter provided.

(5) In the event an active member of the Club shall marry or re-marry, the spouse of such active member shall not become an active member of the Club nor entitled to the use thereof. Should such spouse desire the privileges of the Club so long as married to the active member, the candidacy of such spouse must be presented to the Committee on Admissions. An Information Form shall be submitted, together with four letters of recommendation submitted by active members directly to the Social Secretary; the active member shall be the proposer, and a seconder shall not be required. The approval of such spouse is subject to posting and is otherwise in accordance with the provisions of paragraph (6) of Section B. hereof. Should such candidacy not be so presented and approved the spouse shall be denied the use of the Club.

(6) Spouse of Deceased Active Member:

a. Upon the death of an active member survived by a spouse who was married to the active member at the time of election, the membership shall devolve upon such spouse on the transfer to him or her of at least one share of the deceased active member's stock, which transfer shall be made without charge only if spouse is approved by the Committee on admissions and ratified by the Board of Directors.

b. Upon the death of an active member survived by a spouse who was married to the active member subsequent to election, his or her share of stock shall be transferred to the spouse only if the spouse is approved for seasonal subscription by the committee on Admissions, and elected to active membership by the Board of Directors in accordance with the procedures set forth in Sections B. and A. hereof.

c. In the event of the death of an active member after the payment of annual dues, if the surviving spouse was married to the active member subsequent to election and received the required approval of the Committee on Admissions for privileges on a spouse's membership, such surviving spouse shall have the use of the Club for that season.

(7) Child of Deceased Member: Upon the death of an active member, a membership which would otherwise terminate may at any time within two years be transferred to one child and, for the purposes of this paragraph (7), "child" shall include "step-child") of the original active member, who has bought the share of stock required to qualify, provided such child is approved for seasonal subscription by the Committee on Admissions, and elected to active membership by the Board of Directors in accordance with the procedures set forth in Sections B. and A. hereof. The transfer to such child of the share of decedent's stock and the payment to the Club of a transfer fee of one half its current purchase price is required.

(8) Spouse of Divorced Active Member: If an active member and his or her spouse divorce, having been married to each other at the time of election to active membership, and both wish to remain active members, the former spouse shall be extended the privileges of the Club until nomination for seasonal subscription receives consideration by the Committee on Admissions. In seeking nomination for seasonal subscription, the former spouse need only complete an Information Form without accompanying letters of proposal or endorsement. If approval is granted, the fourteen-day posting period is waived. In the event the active member does not wish to retain membership, the transfer of stock to the former spouse may be made without charge; and, upon approval of the Committee on Admissions and election by the Board of Directors, the former spouse will become an active member.

B. Seasonal Subscribers shall be such persons as have been regularly elected as such and include husband, wife and unmarried children to their 26th birthday.

ANNUAL DUES

\$ \_\_\_\_\_  
Plus Florida State Tax

(1) Seasonal subscribers shall have all the privileges of active members to introduce day guests, tennis guests, luncheon guests, dinner guests, and house guests.

(2) Subscription and membership in the Mar-A-Lago Club, Inc. is by invitation only. No person seeking membership or subscription shall be discriminated against on the basis of race, color, religion, gender, national origin, handicap, age or marital status. An active member wishing to propose an individual for seasonal subscription must obtain from the Social Secretary and complete in every detail a Preliminary Information Form. Responsibility for completing the form rests with the proposer; incomplete Forms will not be considered by the Committee on Admissions. After due consideration by the Committee, the proposer will be advised if it would or would not be appropriate to complete and submit an Information Form.

(3) In appropriate instances, an active member may obtain from the social Secretary and complete in every detail an Information Form. This Form will assist the Committee on Admissions in evaluating candidates for seasonal subscription. Responsibility for completing the Form rests with the proposer; incomplete forms will not be considered by the Committee. The Information Form must be accompanied by letters from the proposer and a seconder, both of whom shall be active members. In addition, four letters of recommendation from active members to the Committee on Admissions must be submitted by active members directly to the Social Secretary; such letters will be considered confidential and not available to anyone other than a member of the Committee. Letters of sponsorship and endorsement may be from a stockholding active member or the spouse of such active member, if such spouse was part of the regular election process for active membership. In no case may a husband and wife act as proposer and seconder for a candidate. Prior to submission of the completed Information Form, it is the responsibility of the proposer to see that the candidate and his or her spouse are known personally to at least three members of the Board of Directors.

(4) The Committee on Admissions will evaluate a candidate and will thoroughly screen each individual to assure he or she satisfies criteria established from time to time by the Board of Directors, provided, however, no individual shall be discriminated against because of race, color, religion, sex, national origin, age, handicap or marital status. Active members may endorse only candidates well known to them and whom they can recommend enthusiastically.

(5) The proposer or seconder must present the candidate and the candidate's spouse to a committee of three Directors of the Club for an interview before candidacy will be considered by the Committee on Admissions. However, the Committee, by unanimous vote, may waive the requirement of an interview.

(6) After a candidate has been approved preliminarily by the Committee on Admissions (one negative vote being sufficient to exclude a candidate), but prior to effective election, the candidate's name must be posted for 14 days and the membership must be circularized to afford opportunity for comment. Subsequent to said 14 day period, and advice to the membership, election by ballot of the Committee on Admissions shall become effective.

(7) In the event a seasonal subscriber shall marry or remarry, the spouse of the seasonal subscriber may be extended the privileges of the Club as, and be subject to provisions relating to, a guest; provided, however, there shall be neither guest charges nor limitation on the frequency of use of the Club by such spouse. In order for the spouse to be included in the membership process of the seasonal subscriber, an Information Form shall be submitted, together with letters from a proposer and seconder and four letters of recommendation from active members, in accordance with Paragraph (2) through (6) hereof.

(8) No member of the Board of directors may propose or second a candidate, or endorse a candidate with a letter of recommendation.

(9) Files of the Committee on Admissions shall be confidential, and shall not be available to any person not a member of the committee on Admissions.

C. Junior Seasonal Subscribers shall be such persons under the age of 35 as have been elected as such. Age as of December 1 shall control. If married, both husband and wife must be under 35.

ANNUAL DUES

\$ \_\_\_\_\_  
Plus Florida State Tax

(1) The number who can be admitted to junior seasonal subscription is limited, and shall be established by the Board of Directors from time to time. Preference will be given to children or grandchildren of active members; if married, one spouse must be a child or grandchild of an active member in order to obtain such preference. The provision for junior seasonal subscription shall not prevent a candidate under the age of 35 from being nominated for regular seasonal subscription, if the candidate so desires.

(2) A candidate for junior seasonal subscription shall be proposed, seconded, endorsed and elected in the same manner as seasonal subscribers.

(3) Junior seasonal subscribers shall have the same privileges and responsibilities as seasonal subscribers.

(4) In the event any junior seasonal subscriber shall marry or remarry, the procedure shall be the same as set forth under Rule 1.B.(7) hereof. If the spouse is not under 35, the junior seasonal subscription is terminated; provided, however, if the marriage occurs between January 1 and June 1, the junior seasonal subscription will be valid for that season, and the spouse may be extended the privileges of the Club as, and be subject to provisions relating to, a guest though there shall be neither guest charges nor restrictions on the frequency of use of the Club by such spouse.

(5) Junior seasonal subscribers shall be entitled to a rate of capital contribution

applicable to persons becoming active members at the time the junior is elected a seasonal subscriber. This capital contribution may be paid in equal installments over the period one remains a junior seasonal subscriber, as determined by the Board of Directors from time to time.

(6) Prior to becoming eligible for active membership, the Committee on Admissions may require a junior seasonal subscriber to present himself or herself, and his or her spouse, to a Committee of three Directors of the Club for an interview.

D. Perpetual or Sustaining Members:

ANNUAL DUES

\$ \_\_\_\_\_  
Plus Florida State Tax

(1) Perpetual Members shall be such persons, or their widows, as were elected to said membership by the Board of Directors at the time of reorganization.

(2) Sustaining members shall be such individual active members as have been so designated by the Board of Directors for such reasons as seniority or service to the Club.

E. Honorary Members: The Board of Directors may elect as Honorary Members persons who have rendered service to the Club or attained such other distinction as shall be deemed by the Board to merit such recognition. Honorary Members shall pay no dues.

F. Marriage or Divorce: An active member, seasonal subscriber or junior seasonal subscriber shall notify the Club in writing of his or her marriage, remarriage or divorce.

G. Resignation: Any member may resign from the Club by written notice to the Board of Directors, provided all dues and indebtedness to the Club have been paid.

H. Expulsion and Suspension: If any active member, seasonal subscriber or junior seasonal subscriber be charged in writing, addressed to the Board of Directors by any active member, with conduct injurious to the good order, welfare, interest or character of the Club, or with any infraction of the Rules, the Board shall thereupon notify the active member, seasonal subscriber or junior seasonal subscriber so charged and the individual so charged will be given an opportunity to be heard. The Board of Directors, if it shall be satisfied of the truth of the charge, may either expel or request the resignation of such active member, seasonal subscriber, or junior seasonal subscriber or order suspension of such individual's privileges for a period not exceeding ninety days.

Further, the Board of Directors shall have the prerogative, following such investigation as it deems appropriate, of expelling or suspending any active member, seasonal subscriber or junior seasonal subscriber whose conduct it finds incompatible with that of the then active membership. In such event, expulsion or suspension shall take place at the end of the Club season. In the case of expulsion, the capital contribution paid by such member may be refunded



in whole or in part.

I. Reinstatement: When an active member who has resigned is approved for reinstatement, such reinstatement is subject to payment of dues for the period elapsed since his or her resignation. After five years' absence from the Club, the purchase of a new share of stock is a requirement for reinstatement of membership.

## II. GUESTS

A. Weekly Guest Card Holders shall be persons sponsored by an active member, subject to approval by the Committee on Admissions. Such cards are limited to a 2 week period per season, and are available neither to persons residing in Florida for all or a substantial part of the season, nor to any individual whose parents or grandparents reside in Palm Beach County and are not members of the Club.

### CHARGES

	Family	Individual
1st Year Weekly	\$ _____	\$ _____
2nd Year Weekly	\$ _____	\$ _____

Plus 15% Gratuity Charge and Florida State Tax

- (1) Weekly guest card holders may not introduce guests.
- (2) The sponsor is responsible for all charges incurred by the weekly guest card holder.
- (3) Issuance of a weekly card to any person is limited to no more than two consecutive years and not more than three years in any six-year period.
- (4) The Club may restrict or suspend entirely the issuance of weekly guest cards at any time their issuance threatens to overcrowd the facilities of the Club.

B. Day Guests shall be such persons as are introduced and accompanied by active members or seasonal subscribers. Charges are \$ \_\_\_\_\_ during the week, \$ \_\_\_\_\_ on Saturdays and Sundays and \$ \_\_\_\_\_ during the holiday periods (specific dates to be posted).

- (1) A day guest must be registered and accompanied by a member while in the Club.
- (2) A day guest may not introduce guests.
- (3) A day guest may not sign charge vouchers. Charge vouchers must be signed by a member, who is responsible for all charges.

(4) Day guests are limited to five visits a season. To avoid embarrassment, members are requested to use care to keep day guests within the stated limit.

(5) Children over the age of 10 (other than the children or grandchildren of members) shall be considered day guests.

C. Luncheon Guests shall be such persons as may be introduced and accompanied at luncheon by active members or seasonal subscribers. Guest fees for dinner are \$\_\_\_\_ during the week, \$\_\_\_\_\_ on Saturdays and Sundays and \$\_\_\_\_\_ during holiday periods (specific dates to be posted).

(1) Luncheon guests may remain in the Club until the dining room closes, but if any such guest uses the facilities of the Club for swimming, tennis, sun bathing, etc., he or she will be subject to the day guest charge.

(2) The restriction of five visits a year, applicable to day guests, does not apply to luncheon guests. A non-member may be introduced as a luncheon guest without limit on weekdays except during the Christmas and Spring holiday periods (specific dates to be posted), but only twice each month in the dining room during weekends and during such Christmas and Spring holiday periods. A non-member may be introduced without limit in the dining room. To avoid embarrassment, members are requested to use care to keep luncheon guests within the limit stated for dining room usage.

(3) Children over the age of 10 (other than the children or grandchildren of members) shall be considered luncheon guests.

D. Dinner Guests shall be such persons as may be introduced and accompanied at dinner by active members and seasonal subscribers. The charge shall be \$\_\_\_\_. Dinner guests are limited to five visits a season. To avoid embarrassment, members are requested to use care to keep dinner guests within the limit stated.

E. House Guests shall be such persons as may be guests residing with active members or seasonal subscribers in residence in their Florida homes. Such persons may receive house guest cards with a limit of two weeks per season. The charge is \$\_\_\_\_\_ per week per person. House guests are not exempt from dinner guest fees.

(1) Unmarried children of active members and seasonal subscribers shall not be considered house guests, so long as such unmarried children have not reached the age of 26. Such children may use the Club without charge.

(2) Members of the immediate family of active members or seasonal subscribers who are either married or over 25 years old and meet the house guest requirements, may receive house guest privileges for a limit of four weeks per season at the charge of \$\_\_\_\_ per week per person. Grandchildren of active members or seasonal subscribers are subject to the

following regulations:

(a) They must be residing with their grandparents in residence in their Florida home.

(b) Grandchildren 18 or over will be limited to 4 weeks per season as houseguests, and there will be a charge of \$\_\_\_\_\_ per week per grandchild.

(3) House guests who reach the two week limit may be proposed As weekly guest card holders.

(4) Active members and seasonal subscribers are responsible for all charges incurred by house guests. Charge vouchers may be signed by house guests in the name of the sponsoring member or seasonal subscriber.

(5) The Club may restrict or suspend entirely the issuance of house guest cards.

(6) A house guest may not introduce guests.

F. Bona fide residents of Woodbridge Road, Palm Beach, Florida, and members of The Bath and Tennis Club, Inc. shall have all of the privileges of seasonal subscribers.

G. Tennis Guests must register and are subject to a \$\_\_\_\_\_ fee (\$\_\_\_\_\_ on weekends).

H. Revocation of Guest Privileges: Use of the Club by guests is a privilege, subject to the control of the Admissions Committee, which may at any time and without the assignment of any reason therefore, refuse to grant the privilege requested or revoke any privilege theretofore granted.

### III. DUES AND CHARGES:

A. Membership dues are payable on or before November 1 of each year. Any member not paying his or her dues and the Florida State Tax on said dues on or before said date may be dropped from the rolls of the Club, unless for reasons submitted to and approved by the Board of Directors, and the membership may be discontinued. In the event of reinstatement, an additional 10% will be charged.

B. Upon election to active membership, stock purchase must be paid in full within thirty days of notification.

C. Dues of newly elected seasonal subscribers are payable within thirty days after notification of election. Failure to pay within said period will cause the election to be void. A seasonal subscriber elected after March 31 will be billed one-third of the annual subscription if

the seasonal subscriber wishes to use the facilities in that season.

D. All indebtedness to the Club shall be paid promptly when billed. Any active member or seasonal subscriber not paying within thirty days after statement therefor has been given or mailed may be refused further use of the Club and shall be liable to forfeiture of membership or subscription.

E. Guest charges: Active members and seasonal subscribers are responsible for all charges incurred by guests introduced by them.

#### IV. RESTRICTIONS:

A. Use of the Club and of other Club property is subject at all times to the Rules. The Club will be open each day during the season from 9:00 a.m. to 6:00 p.m. and at such other times as may from time to time be announced.

B. Property of the Club shall not be removed from the premises without permission of the Club.

C. No political or business solicitation shall be effected on Club property or with the use of Club stationery or other utilization of the Club name.

D. No commercial or political advertisement or notice of any kind shall be posted or circulated in the Club.

E. No professional photographers shall be allowed to take pictures at the Club except at a private party given by a member. No reporters, feature writers, or other members of the media shall be introduced as guests, if while on the Club's grounds they will be pursuing that occupation or gathering material for later publication.

F. No active member, seasonal subscriber, or guest shall individually give a gratuity or tip to a Club employee. This applies to every staff member of the Club, including parking attendants and concessionaires. Violations of this rule by active members, seasonal subscribers, or their guests may result in discharge of the employee and action under Rule 1.H. hereof. The following charges have been adopted to constitute a gratuity fund to be divided equitably among all employees:

15% gratuity charge on restaurant and bar charges

15% gratuity charge on weekly guest cards

15% gratuity charge on concessionaire charges, other than tennis or bathing.

G. Cigar or pipe smoking will not be permitted on the Club premises.

H. With respect to Club events requiring reservations, a charge will be made for

reservations not cancelled by 12:00 Noon on the same day of the event.

V. DISCLAIMER: The Club will not be responsible for the loss of, or damage to, property received or held on behalf of active members, seasonal subscribers, junior seasonal subscribers or guests, or kept by them in the Club or grounds, whether in lockers or elsewhere; nor will it be responsible for errors, mistakes, or dishonesty of messengers or other employees or concessionaires, nor for the loss of, or damage to, any property entrusted to any employee or concessionaire.

VI. RELEASE: No active member, seasonal subscriber, junior seasonal subscriber (referred to herein as "member") or guest shall have any right of action against the Club or any of its officers, directors, or members, to recover losses or damages for injuries to the person or property of such member or the servant or servants of such member, due to negligence, malfeasance or misfeasance of any of its officers, directors, agents, employees, concessionaires or servants. Acceptance or continuance of membership or subscription by any person shall so far as permitted by law be a waiver and surrender by such member of any such right or action.

VII. COMPLAINTS OR SUGGESTIONS: Issues concerning the management, service, errors in charges or general operation of the Club should be in writing, signed by the active member or seasonal subscriber and addressed to the President.

VIII. REGISTRATION: Active members and seasonal subscribers shall register for themselves and their families on the first visit of each season. When introducing a house guest the sponsoring member shall register on the first visit of the house guest to the Club. Weekly guest card holders, day guests, luncheon guests, dinner guests and tennis guests must be accompanied by their sponsor, who is responsible for their conduct.

IX. ATTIRE: The dining room, living room and bar are reserved for those in full attire. Bathers, tennis players and golfers shall shower and change into full attire prior to entering these areas. Attire should meet the standards of good taste expected from active members, seasonal subscribers and guests of the Club. Tennis attire must be all white. To avoid embarrassment, active members and seasonal subscribers should inform their guests of the dress requirements. The Club or its designated representative shall be the sole judge of the propriety of any costume.

X. BATHERS: Rest rooms are provided near bathing areas. Bathers with wet or damp swimming suits should not use any part of the Mansion. Immodest bathing attire should not be worn at the Club. Children should be instructed in the proper use of the pool, not to use floating mattresses or toys in the pool, not to romp or run around the pool, and to assist in keeping the pool sanitary.

XI. CHILDREN: Active members and seasonal subscribers are responsible at all times for the behavior on Club property of their children and grandchildren (hereinafter called children), and for the behavior of any other children who may be their guests. Children under eight years of age are not permitted unattended on Club property. Children whose parents are playing tennis

are considered to be unattended. Children must behave at all times with due consideration for the comfort and enjoyment of others; particular care is appropriate. Parents, grandparents or sponsors will receive written notice of any abuse. Children over the age of 10 will not be charged for the use of the Club facilities.

XII. NURSES, GOVERNESSES AND ATTENDANTS: Maids, nurses and governesses accompanying children learning to swim are permitted the use of the pool until noon. Thereafter, they must be dressed in conformity with their position. Parents are responsible at all times for the behavior on Club property of their nurses and governesses, with consideration for the comfort and enjoyment of the membership.

XIII. AGREEMENT TO RULES: Payment of dues by an active member or seasonal subscriber shall be deemed knowledge of, and acquiescence in, these Rules.

XIV. INTERPRETATION: The Board of Directors and any officer of the Club shall have the right to interpret these Rules.

XV. WAIVER: At any time and from time to time, the Board of Directors may waive any Rule (or any part of any Rule) if such waiver is deemed by the Board to be in the best interests of the Club or if any Rule (or any part of any Rule) is judged by the Board to result in individual hardship or lack of fairness.

CHAPTER NINE

TRAFFIC ANALYSIS

# 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. Ms. Post used the estate as a place to live for several months of the year and to entertain guests essentially on a daily basis during the winter months of the year. A private club is proposed for the property which would have a limited membership. The owner and guest quarters of the mansion will be used as extended living quarters for members and/or their guests. Food service would be provided for the living quarters 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:



Resident Quarters	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 resident quarters are anticipated to function, for purposes of traffic analysis, as exclusive resort hotel units or private apartments. None of the resident units will have their own food preparation facilities, therefore dining will be limited to room service type meals for dining within the resident quarters 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.

## 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 living quarters, 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 living quarters 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 or unit. The ITE documents indicate that a resort hotel generates approximately 10 trips per day per occupied room or unit. 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 or unit but have reduced it by 50 percent since we are generating trips for staff, service vehicles and others separately.

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 their 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 expects 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 living quarter units 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 living quarters 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. From 20 to 25 members are expected to use the club's facilities other than for lunch or dinner. For purposes of this analysis, we have assumed that 25 members would use the club on an average weekday. For these trips, an automobile occupancy of one person per car is assumed.

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
Living Quarters	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
Total			350

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 not contain but 50 seats in the dining area. A reduced dining area would reduce staff demands slightly 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
Living Quarters	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
<b>Total</b>			<b>302</b>

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

Activity or Use	Quantity	Daily Trip Rate	Daily Trips
Living Quarters	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
<b>Total</b>			<b>300</b>

### 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 Quarters	1	10 trips/unit	10
Guest Quarters	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 living quarters was assumed to be similar to a single-family residence. The guest living quarters 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.

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

Activity or Use	Quantity	Daily Trip Rate	Daily Trips
Owners Quarters	1	10 trips/unit	10
Guest Quarters	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 would need to utilize a shuttle van for some of its staff, reduce seating in the dining area, limit club membership or utilize some other technique to limit traffic.

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.

### **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 historical traffic count data was undertaken to estimate 1993 peak season traffic volumes for use in determining 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>
1990	1,247 <sup>2</sup>	1,698 <sup>1,2</sup>	1,144 <sup>2</sup>	1,363
1992	1,217 <sup>4</sup>	1,657 <sup>3</sup>	1,089 <sup>5</sup>	1,321
1993	1,278 <sup>6</sup>	1,740 <sup>6</sup>	1,143 <sup>6</sup>	1,387
Reserved Capacity				23 <sup>1</sup>
Total (1993 + Reserved)				1,410
Available Capacity				67
Mar-A-Lago Club Additional Traffic <sup>7</sup>				14

Sources

- <sup>1</sup> "Methodology for Traffic Concurrency Assessment", Adley, Brisson Engman, Inc., June 24, 1991.
- <sup>2</sup> Pages 12, 13, and 14, "Traffic Engineering Study", Frederic R. Harris, December, 1990.
- <sup>3</sup> Palm Beach County Traffic Count, February 13, 1992
- <sup>4</sup> Estimated by Kimley-Horn based upon change in traffic on Ocean Boulevard between County Road and Southern Boulevard.
- <sup>5</sup> Estimated by Kimley-Horn based upon change in peak season daily traffic between 1990 and 1992 using Palm Beach County data.
- <sup>6</sup> Estimated by Kimley-Horn based upon an assumed 5 percent growth rate between 1992 and 1993. Five percent growth rate based on 1991 to 1992 average daily volume growth for the Ocean Boulevard count station between County Road and Southern Boulevard and the Ocean Boulevard count station south of Southern Boulevard. Peak season daily volume actually decreased between 1991 and 1992 for the two count stations.
- <sup>7</sup> Estimated by Kimley-Horn to be 7 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 complies with the Town of Palm Beach concurrency requirements based upon projected 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. Figures 1, 2, 3 and 4 depict the concepts.

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.

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 for 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 3 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 one lane as an entry for members and guests while the second lane would be available for any vehicles which need to exit the property after dropping off members or guests attending the special event at the club. Three valet drop locations would be provided for the three 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 should engage policemen to maintain smooth traffic flow on Ocean Boulevard associated with vehicles entering the club's driveways.

Figure 4 depicts the exit circulation plan for a special event at the club. The main entrance would be used for two-way traffic. One lane would be used for members and guests exiting after the event is over. The inbound lane 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 be used as a supplemental exit for members and guests exiting the property as well as entry and exit for service and staff. With this plan, there should be minimal congestion caused on Ocean Boulevard and special event attendees will be able to exit the property rather quickly. The club should engage policemen to allow special event attendees to enter Ocean Boulevard and Southern Boulevard safely.

Parking for the proposed club will be provided on site through a combination of paved and unpaved parking spaces. Unpaved spaces will be provided in grass areas which have a stabilized subbase or through the use of wood chip or some similar materials. These techniques have been used effectively in areas which are not constantly used for parking.

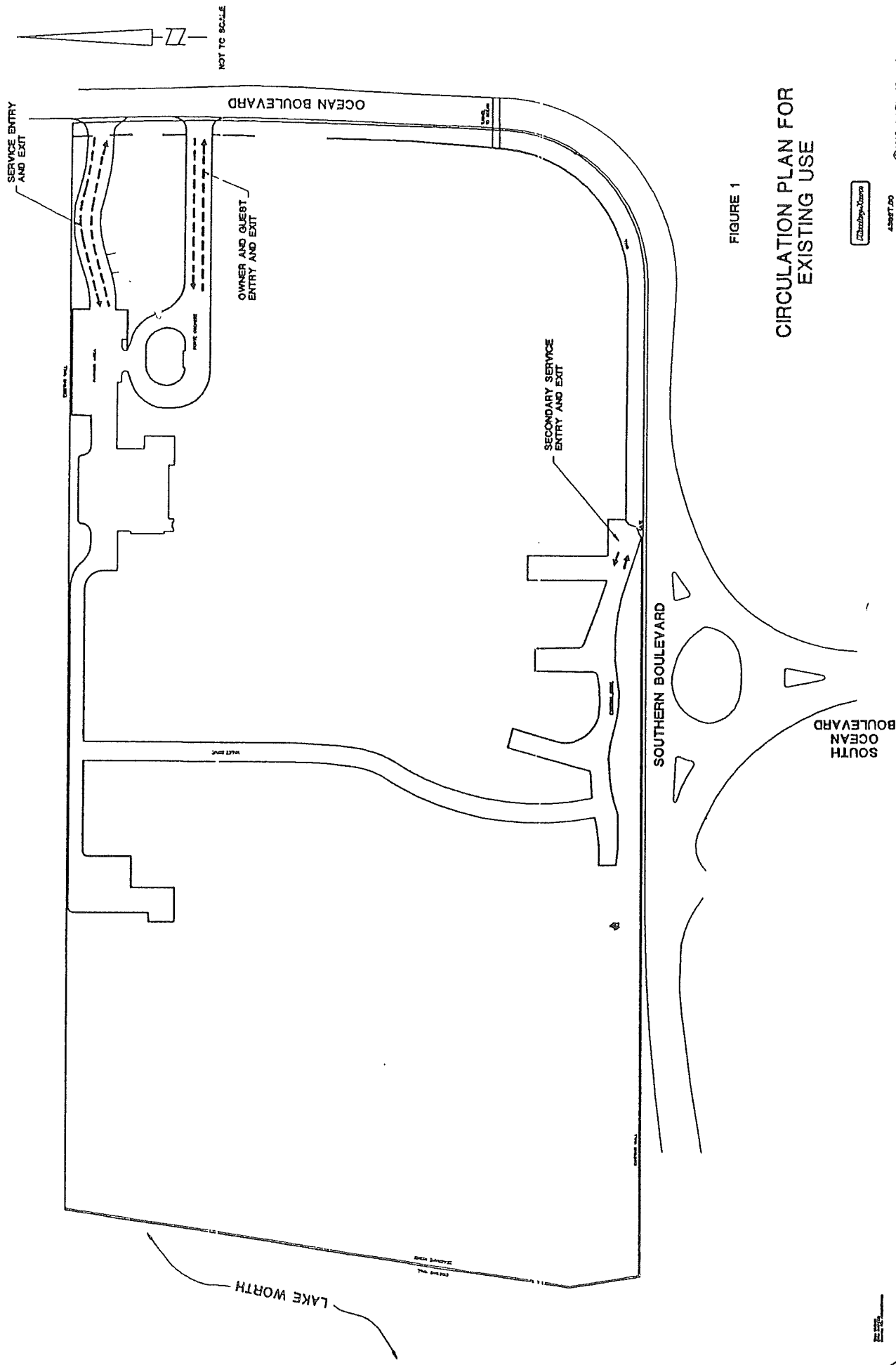


FIGURE 1

CIRCULATION PLAN FOR EXISTING USE



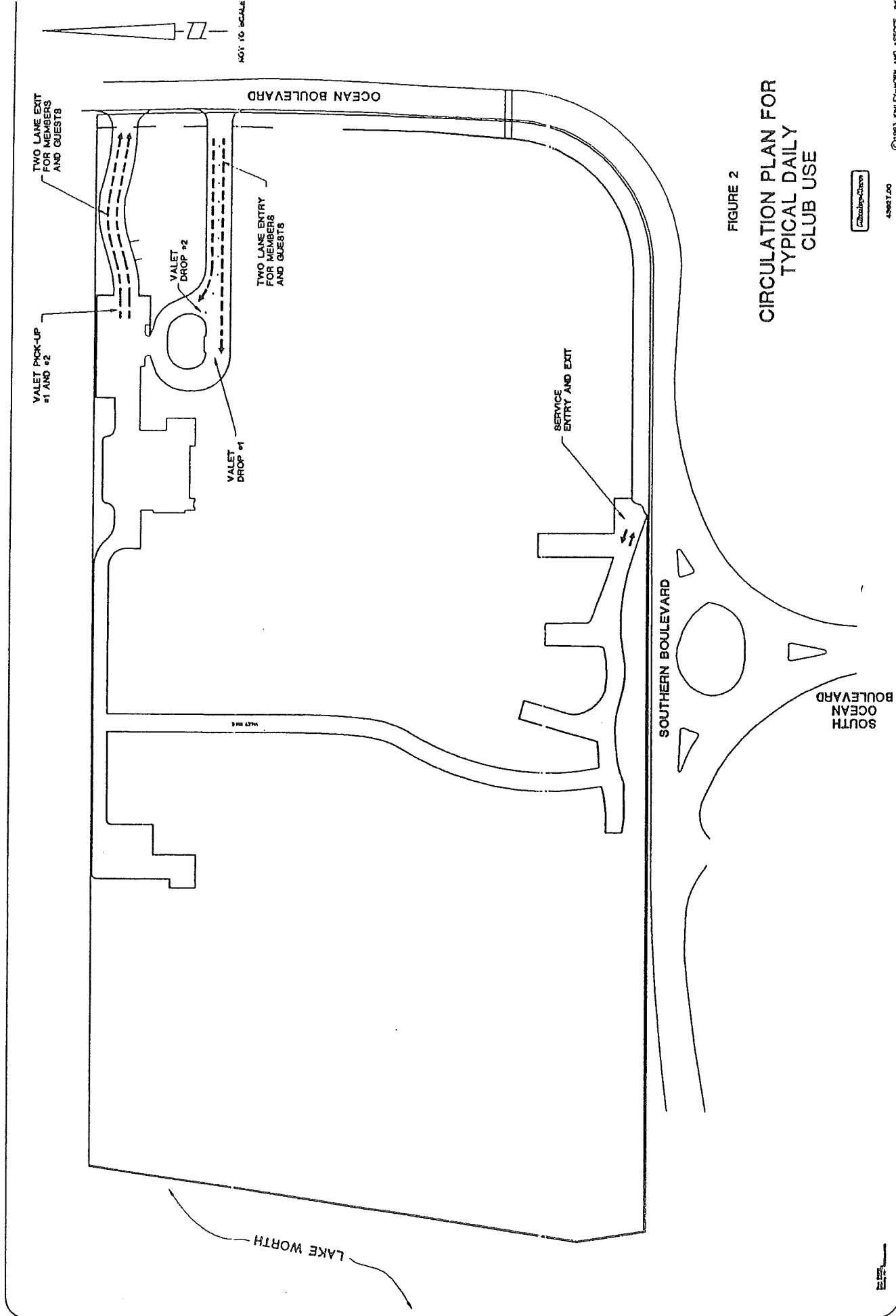


FIGURE 2  
 CIRCULATION PLAN FOR  
 TYPICAL DAILY  
 CLUB USE



4/21/70

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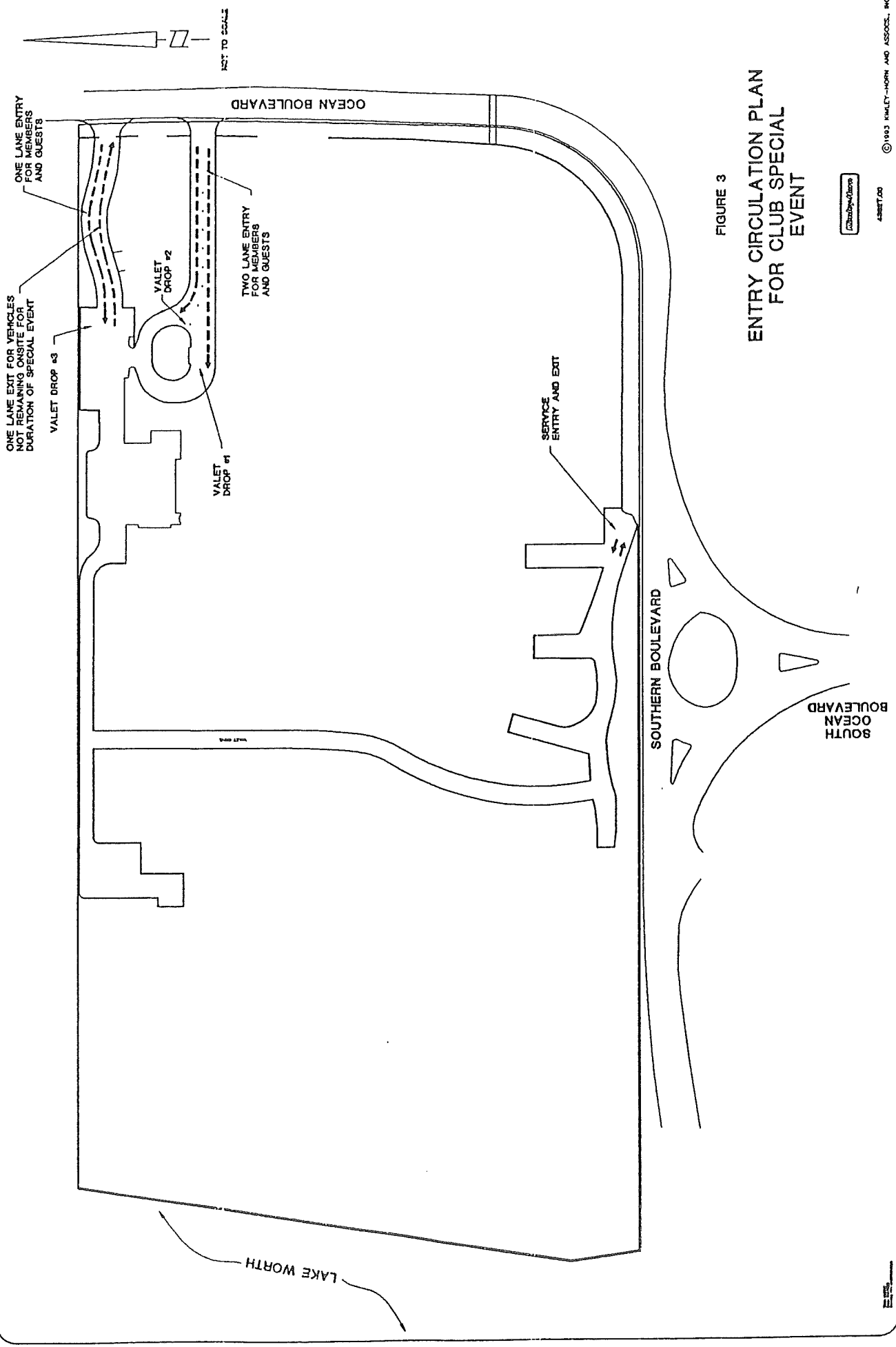
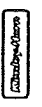


FIGURE 3  
 ENTRY CIRCULATION PLAN  
 FOR CLUB SPECIAL  
 EVENT





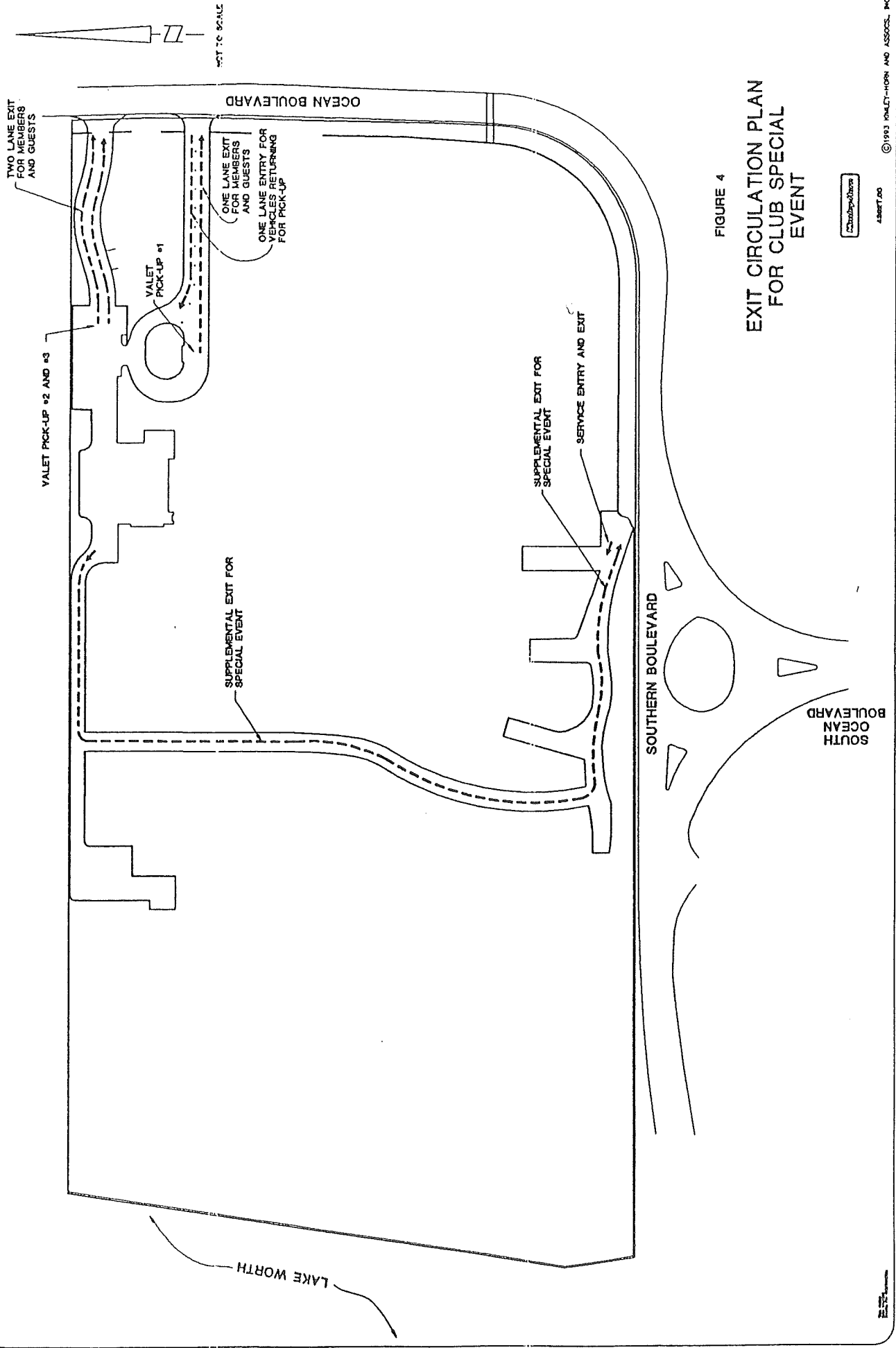


FIGURE 4  
 EXIT CIRCULATION PLAN  
 FOR CLUB SPECIAL  
 EVENT

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

**CHAPTER TEN**

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

APPLICATION FOR SPECIAL EXCEPTION NO. \_\_\_\_\_

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.

The Special Exception requested is as follows:

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."

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: /S/ 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, \_\_\_\_\_, 1992 as certified by:

\_\_\_\_\_  
Building Official,  
Town of Palm Beach

(1) This Special Exception will be heard before the Town Council on \_\_\_\_\_  
\_\_\_\_, 199\_\_ at 9:30 a.m.

(2) Maps, plats or other exhibits are attached to the original on file in the Town Building Department.

(3) Please be advised that Applicant's request for deferral of a Zoning Application may be denied by Town Council per Section 10.41(e) of the Town Zoning Ordinance. Further, any request by the Applicant for deferral or withdrawal must be received in writing seven (7) days prior to the subject Town Council meeting.

(4) Warning \*\* A nonconforming use may not be intensified per Section 8.10 of the Town Zoning Ordinance 2-74 As Amended.



**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

RECEIVED

APR 30 1993

TOWN OF PALM BEACH  
BUILDING & ZONING

## 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 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.

## 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

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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**

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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 expects 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
Total			350

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**

<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	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.

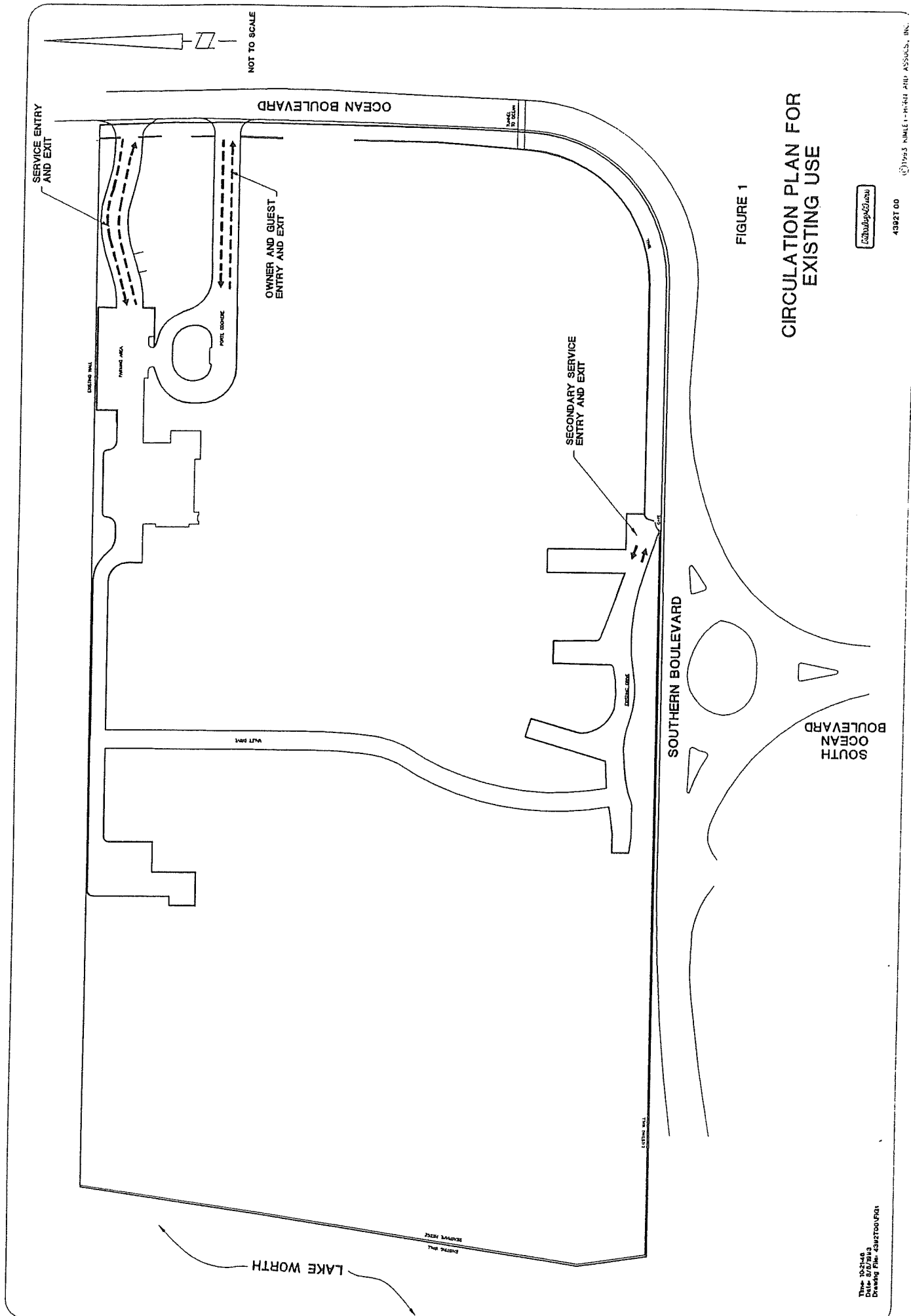


FIGURE 1  
 CIRCULATION PLAN FOR  
 EXISTING USE

schubert.com

The 10-1-16  
 Date: 8/2/16  
 Drawing File: 20162001.dwg

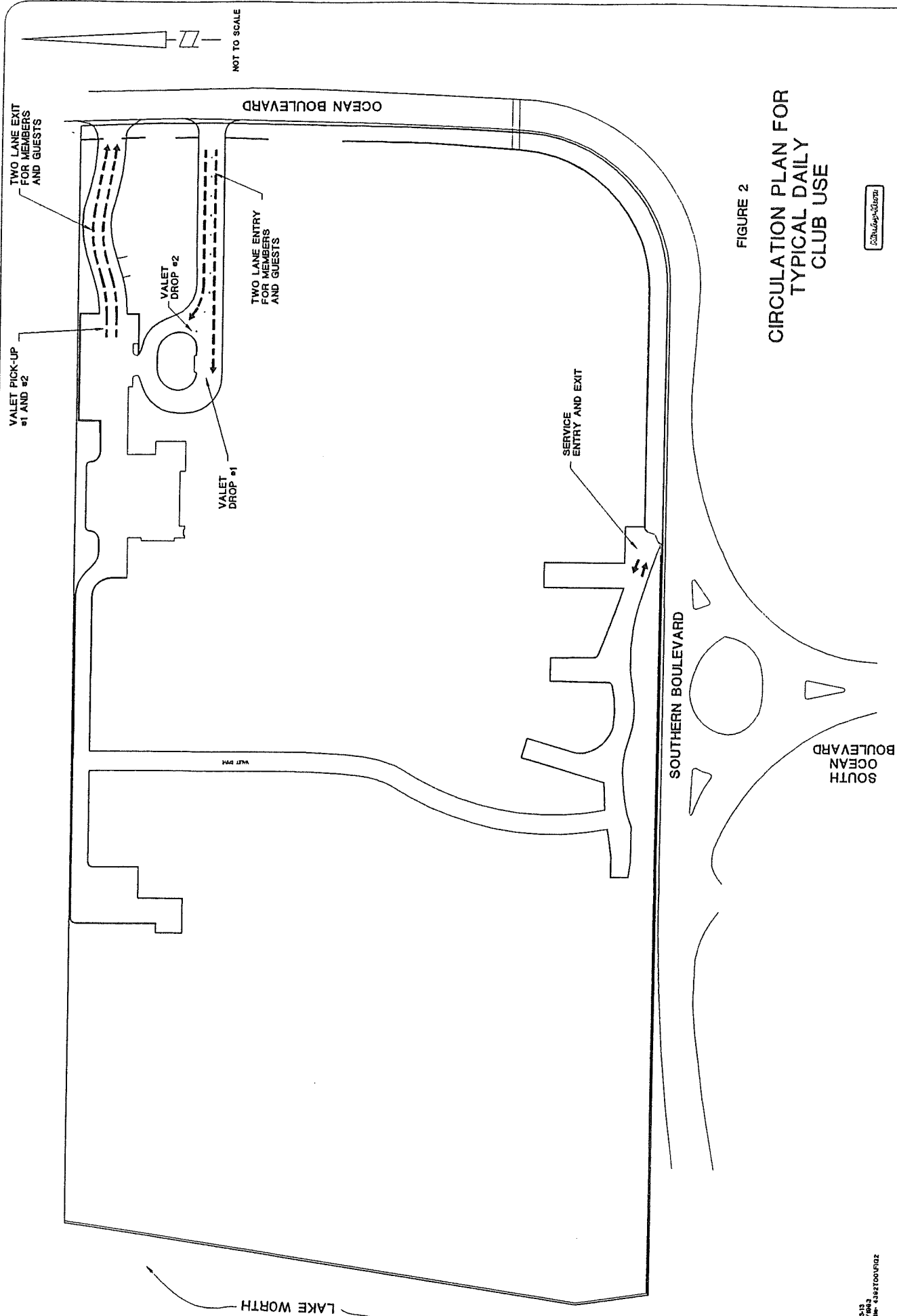
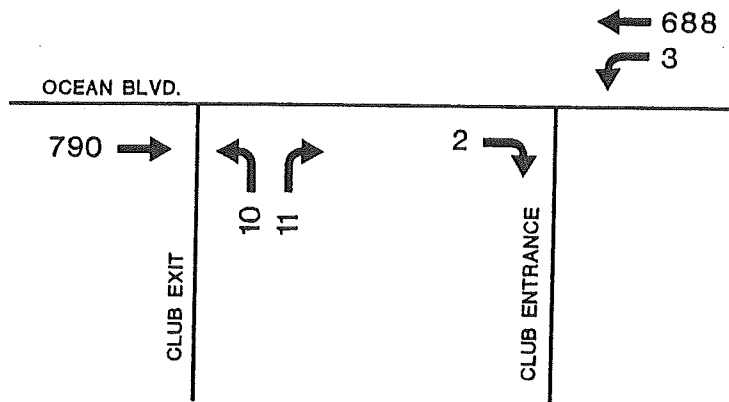


FIGURE 2  
CIRCULATION PLAN FOR  
TYPICAL DAILY  
CLUB USE

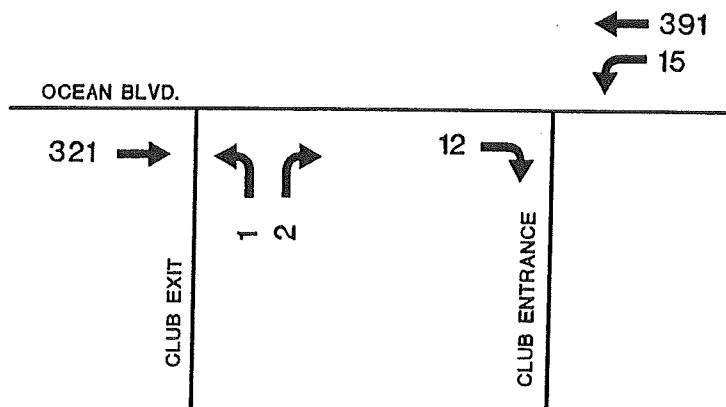
Figure 3 depicts traffic volumes at the Club's access points for typical weekday activity of the Club. Two conditions are depicted on Figure 3 which represent the peak traffic hour on Ocean Boulevard (between 3:00 pm and 4:00 pm) and the peak hour for the Club in evening (generally between 6:30 pm and 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.

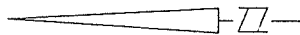
Also depicted on Figure 4 is the on-site circulation and operation of the valet parking operation. The valet drop points will be manned by 4 to 8 people who drive the cars from the drop point to the staging area. The valet attendants then return to the valet drop points to drive more cars to the staging 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



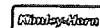
Time Period: 6:30 TO 7:30 PM



NOT TO SCALE

FIGURE 3

TYPICAL CLUB WEEKDAY  
PEAK HOUR VOLUMES



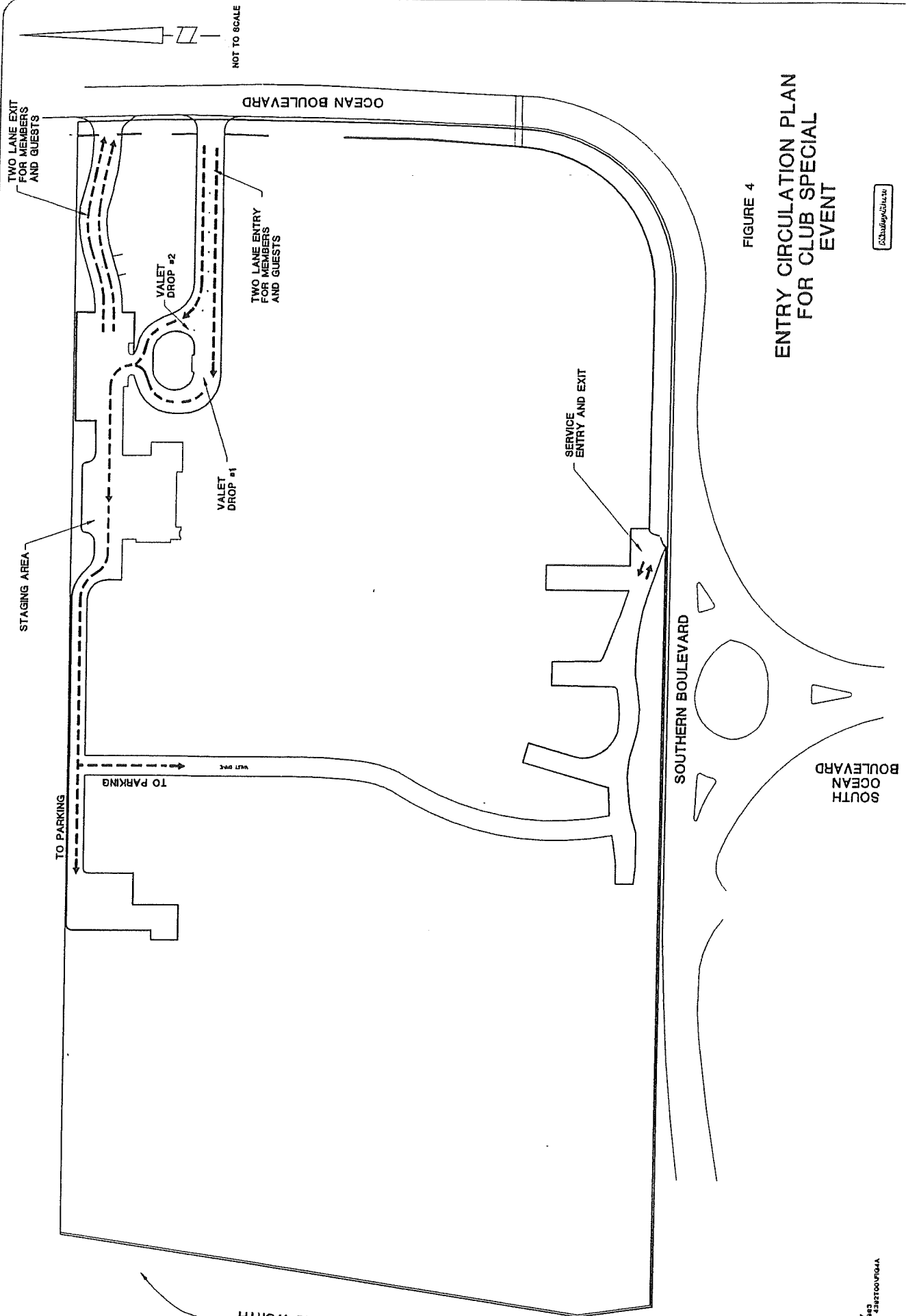


FIGURE 4  
 ENTRY CIRCULATION PLAN  
 FOR CLUB SPECIAL  
 EVENT

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.



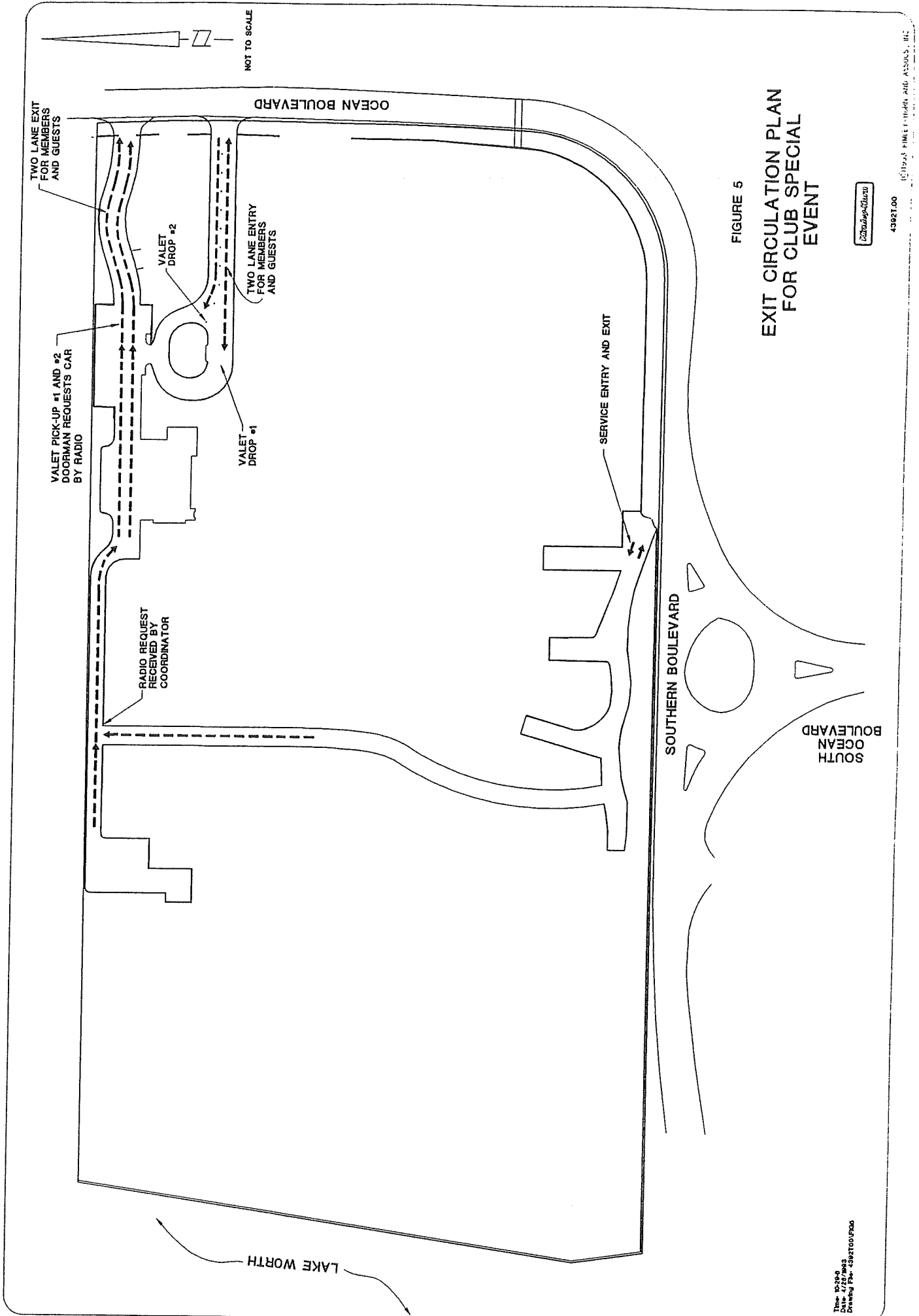


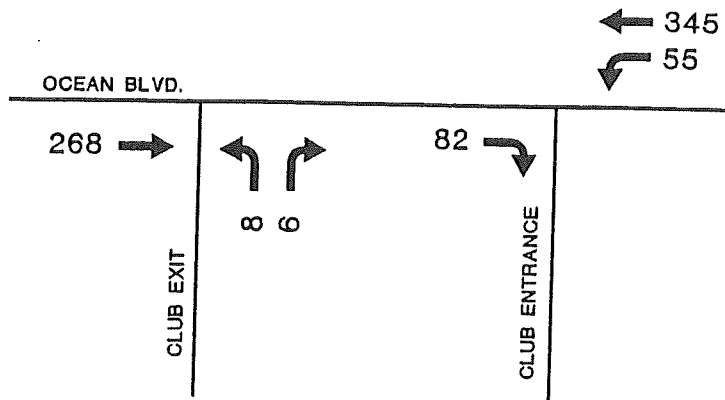
FIGURE 5  
 EXIT CIRCULATION PLAN  
 FOR CLUB SPECIAL  
 EVENT

© 2000

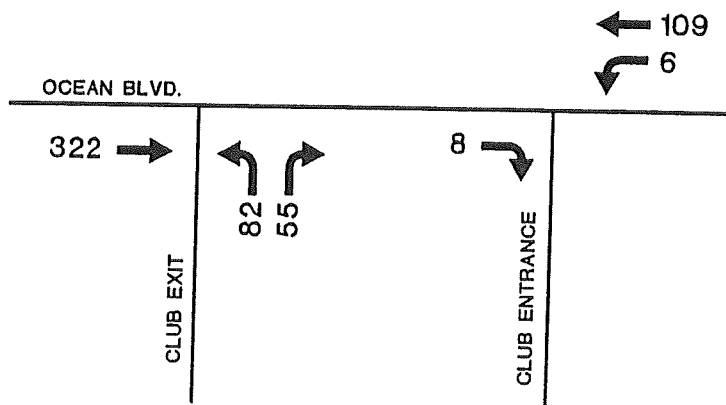
A special event in the evening will not begin until 7:00 p.m. when traffic volumes on Ocean Boulevard are approximately 50 percent less than peak hour flows. Figure 6 depicts peak hour flows for a special event which had a beginning time of 7:00 pm as well as an exit time beginning at 11:00 pm. The traffic 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.



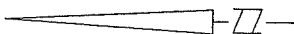
Time Period: 7:00 TO 8:00 PM



Time Period: 11:00 PM TO MIDNIGHT

FIGURE 6

SPECIAL EVENT  
PEAK HOUR VOLUMES



NOT TO SCALE



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	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

## EXHIBIT "B"

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%	
Bank (1,000 sq.ft.)	51.84	24.96	67.20	48.00	192.00
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

EXHIBIT "C"

Shirley Cassidy  
8140-A Bridgewater Court  
Lake Clarke Shores, FL 33406

William Conover  
711 Palladega Street, Front  
West Palm Beach, FL 33405

Allan Cook  
5600 North Dixie Highway, Apt.  
1503  
West Palm Beach, FL 33407

Bobby Foster  
1001 Henrietta Avenue #2  
West Palm Beach, FL 33401

James Griffin  
1100 South Ocean Boulevard  
Palm Beach, FL 33480

Robelle Griffin  
1100 South Ocean Boulevard  
Palm Beach, FL 33480

Timothy Griffin  
1100 South Ocean Boulevard  
Palm Beach, FL 33480

Foy Hardrick, Jr.  
1338 11th Street  
West Palm Beach, FL 33402

Debra Johnson  
807 North M Street  
Lake Worth, FL 33460

Vaclav Juza  
1100 South Ocean Boulevard  
Palm Beach, FL 33480

David F. Kablitz  
1302 Larch Way  
Wellington, FL 33414

George A. King  
1418-B Lake Avenue  
Lake Worth, FL 33460

Michael L. Mason  
321 South D Street  
Lake Worth, FL 33460

Ivan Pettifor  
3844 Victoria Drive  
West Palm Beach, FL 33406

Cornell Racz  
5984 Kumquate Road  
West Palm Beach, FL 33413

Walter Roberts  
400 47th Street  
West Palm Beach, FL 33407

Richard D. Rogers  
1106 Greenpine Boulevard, A-3  
West Palm Beach, FL 33409

James Rollins  
301 West 14th Street  
Riviera Beach, FL 33404

Stuart Saine  
4567 Holly Lake Drive  
Lake Worth, FL 33463

Ramond Scully  
4560 Jamie Place  
Lake Worth, FL 33463

Robert Simpson  
500 North Congress Avenue #202  
West Palm Beach, FL 33401

Richard St. Pierre  
1698 South East Monroe Street  
Stuart, FL 34997

Michael F. Suski  
3844 Victoria Drive  
West Palm Beach, FL 33406

Herman F. Tuggle  
11479 Sunset Boulevard  
West Palm Beach, FL 33411

Vernal A. White  
1217 Whitney Street  
West Palm Beach, FL 33409

Howard Willson  
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 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.

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(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.



## SITE PLAN REVIEW

This zoning report is presented in accordance with Section 9.60 of the ordinance of the Town of Palm Beach to allow examination of potential offsite impacts of the proposed change in use. A Development Impact Report is attached to this chapter in accordance with Section 9.61. The following response is made in alphabetical and numerical sequence as established in the ordinance.

- a. The property is presently in the ownership and control of Donald J. Trump. The Mar-a-Lago Club, Inc. is a contract vendee.
- b. The detailed use of the facility is outlined in Chapters One and Eight of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan. No physical changes in the buildings or grounds are to be made so that there will be no change in the character of the property.
- c. A general location map of the site is indicated on the aerial surveys and the site plan.
- d. Two copies of a site plan, sheet 12 of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan and a current survey, are provided which indicate information required by items (1) through (8) inclusive. The grass surface on both sides of the cart path will be stabilized with sub-surface shellrock to enable the tertiary use of Phase C parking after Phases A and B are both full. The use of Phase C should be infrequent and essentially for special event overflow only.

No pedestrian traffic will occur in Phases A, B, or C. All phases are removed from the mansion, beach, and swimming pools. Individuals can walk to the tennis court and golf

course from the mansion. A short path across the golf cart will be identified for pedestrian crossing with a small, discreet sign.

Off-street parking is depicted in the "Parking Plan & Landscape Enhancement" identified as Drawing No. 4 of Chapter Eleven of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan. Drop-off points for valet service are shown in Chapter Nine, "Traffic Analysis."

e. The tabulation of land area is as follows:

	<u>Square Feet</u>
1. Private Club use (total site)	713,341
2. Ground Cover by structure	48,648
3. Impervious surface in addition to structure	69,765

f. 1. Space has been allocated as shown on the existing plan to provide valet, non-structured parking for 252 spaces (although space for 321 spaces exists). The site is a designated national and local landmark. The vegetation on site makes a major contribution to landmark status. The parking is short time parking. It is intended to be located on existing paved areas, under the landscape canopy so that the canopy may not be altered and on grassed areas along the entrance drive and to the west, both of which have been used historically for that purpose. Access to the landscaped area to the south will be by way of a cart path now crossing the site. Approximately 252 parking spaces are delineated in the "Parking Plan & Landscape Enhancement" identified as Drawing No. 4 of Chapter Eleven of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan. The requirement that off-street parking be surfaced

with suitable paving is satisfied by the installation of grass block pavers in Phase B (and C, if needed).

2. There presently is the mansion and two other staff buildings on the site yielding a density of .17 units per acre. The ten guest rooms have no kitchens and therefore are not dwelling units under the interpretation by which the three dwelling units were established. The use of the suites does not change nor does the density, in that no additional facilities are added.

g. All facilities on the site will be maintained by the Club. See the Principles of Preservation in Chapter Two, Maintenance and Inspection Schedule in Chapter Seven, and the Articles of Incorporation, By-Laws and Rules of the Club in Chapter Eight of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan.

h. Storm drainage and sanitary sewage connections will be maintained in their present condition. Exfiltration trenches shall be constructed along a portion of the perimeter of the Phase B parking area and intermittently along the soil-stabilized cart path to dispose of the very nominally increased storm run-off from these improvements. Otherwise, existing on-site storm drainage will not be effected and is adequate for the club conversion. Although the present sanitary sewage plant is adequate for Club usage since it has accommodated large groups of people at Mar-a-Lago for approximately 30 years, the Club will contribute to the improvement of sanitation sewage systems so that they are in full compliance with all applicable government regulations.

i. No new structures are requested. The Club will function within the present buildings on the site.

j. No new signs are requested.

k. The site plan attached indicates the location of existing foliage which is described, by area, in Chapter Six of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan. All of such foliage shall be maintained to the maximum extent possible and, if necessary over time, replaced with harmonious new landscaping. 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.

l. The use of the building and grounds is recreational.

m. Not applicable.

n. Not applicable.

**DEVELOPMENT IMPACT REPORT**  
**for**  
**THE MAR-A-LAGO CLUB, INC.**

**Introduction**

This report is pursuant to paragraph "(9.61) Application" per Appendix A, The Zoning Code of Ordinances of the Town of Palm Beach, Florida, particularly as described on page 2106.

This report will evaluate the below listed specifically requested impacts that the proposed development may cause in accordance to the above referenced paragraph. We define these impacts as Level I impacts:

**LEVEL I**

**INFRASTRUCTURE AND OPERATIONS**

Utility Services

- A. Storm Water Sewers
- B. Sanitary sewer
- C. Garbage and trash collection
- D. Traffic

Additionally, this report will evaluate the impacts to other services which are not necessarily Town provided services but are services deemed necessary for this proposed use. We refer to these as Level II impacts.

**LEVEL II**

- E. Potable water
- F. Power
- G. Gas
- H. Telephone
- I. Cable television
- J. Fire Protection

## Level I Impacts

### Infrastructure and Operations - Utilities

#### A. Storm Water Services

The existing site contributes a very small amount of storm water run-off into the "Town Storm Water System." This occurs at the service drive entrance onto A-1-A at the Caretaker residence. Less than 1/2 acre of contributing area is involved. Exfiltration trenches shall be constructed along a portion of the perimeter of the Phase B parking area and the soil-stabilized cart path to dispose of the very nominally increased storm water run-off from these improvements. Otherwise, existing on-site storm drainage will not be affected and is adequate for the club conversion.

#### IMPACT

The proposed Club will not change this existing drainage pattern. Therefore, there will not be any development related impact to the storm water system of the Town nor any increases in the operations (maintenance) activities.

#### NOTE:

Existing outfalls to the intracoastal will be maintained. There will be no requirements for dredge and fill activities. The storm water to be discharged will not exceed the rate of discharge occurring in the present condition.

#### SUMMARY

This proposed use will not change the Town's drainage system.

#### B. Sanitary Sewers

The existing Mansion and related buildings are presently served by the Town's

Sanitary Sewer System. In fact, an existing Town-owned pumping station is located on the property. This station receives sewage from a sewage collection system on the grounds that services all buildings. The Town performs operations and maintenance activities at this location through the permission and consent of the property owner or, alternatively a prescriptive or implied easement which can be memorialized in writing. Although the present sanitary sewage plant is adequate for Club usage since it has accommodated large groups of people at Mar-a-Lago for approximately 30 years, the Club will contribute to the improvement of sanitation sewage systems so that they are in full compliance with all applicable government regulations.

### **IMPACT**

The existing pumping station will remain its present location. The existing sewer connection is adequate to accommodate the change in use, causing no impact on the sanitary sewer system. Nevertheless, the Club shall contribute to the improvement of pumping facilities as necessary over time.

#### **C. Garbage and Trash Collection**

At the present time garbage is picked up daily from the residences at Mar-a-Lago. Trash is centrally located for pick-up once a week at a central collection area accessed off Southern Boulevard.

The proposed club will contract for garbage removal on a daily basis through a private service. Trash consisting of landscape trimmings will be placed in the central location to be picked up weekly as it now is done.

### **SUMMARY**

Although the volume of garbage and trash will likely be greater than exists today,

the impact on the town will be less due to contract service. Operations will be equivalent to any residential house building program in the Town. Trash removed will not increase since the amount of landscape space will be unchanged.

D. Traffic

A separate traffic impact analysis is included in Chapter Nine of The Mar-a-Lago Club: A Special Exception Use and Preservation Plan.

**Level II Impacts**

E. Potable Water, F. Power, G. Gas, H. Telephone, I. Cable Television

These services are provided by franchise companies. All have the service availability for the change in use.

**IMPACT**

None

**SUMMARY**

There is no impact to the Town for these services.

F. Fire Protection

The existing property is served by 3 fire hydrants located exterior to the property around the perimeter streets surrounding Mar-a-Lago. The service entrance gate has been sized to accommodate fire fighting apparatus and remains open by Agreement. The installation of an interior sprinkler system will significantly increase fire protection.

**IMPACT**

The generic uses within the structure, i.e., dining, sleeping, socializing, etc. are not to be changed nor will the numbers of people using the building at a given time increase.



## SUMMARY

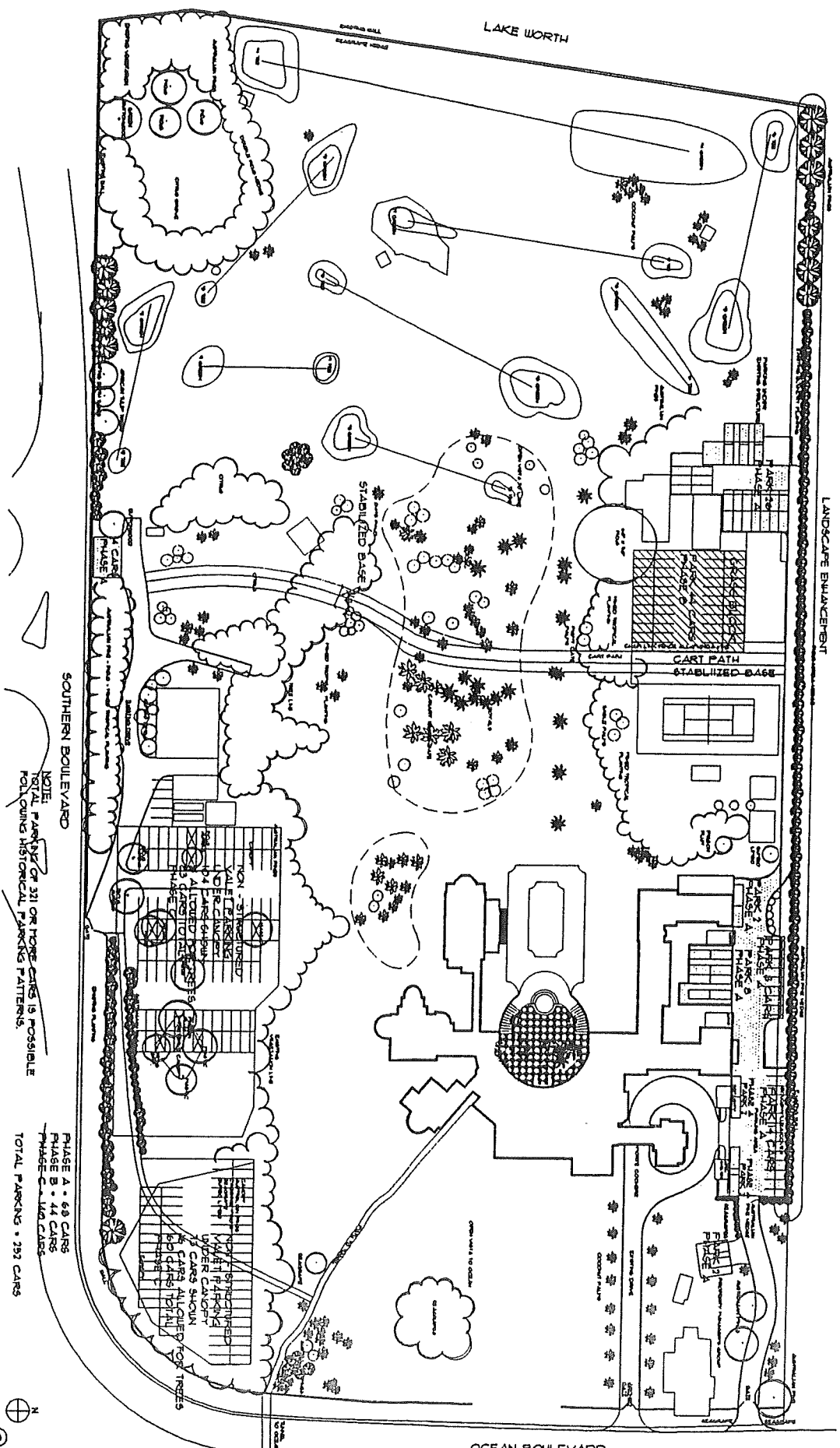
There will be no change on the requirement for fire protection due to proposed change in use.

## CHAPTER ELEVEN

### SITE DRAWINGS AND FLOOR PLANS

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

The Parking Plan & Landscape Enhancement (Site Drawing No. 4) has been revised to reduce parking spaces from 319 to 252. The Critical Room Plan, Main Floor (No. 10) and the Critical Room Plan, Second Floor (No. 11) have been revised to add areas to be preserved. The Site Plan (No. 12) has been revised to show individual parking spaces and the installation of grass block pavers. All of the foregoing are included herein.



NOTE: TOTAL PARKING OF 331 OR MORE CARS IS POSSIBLE FOLLOWING HISTORICAL PARKING PATTERNS.

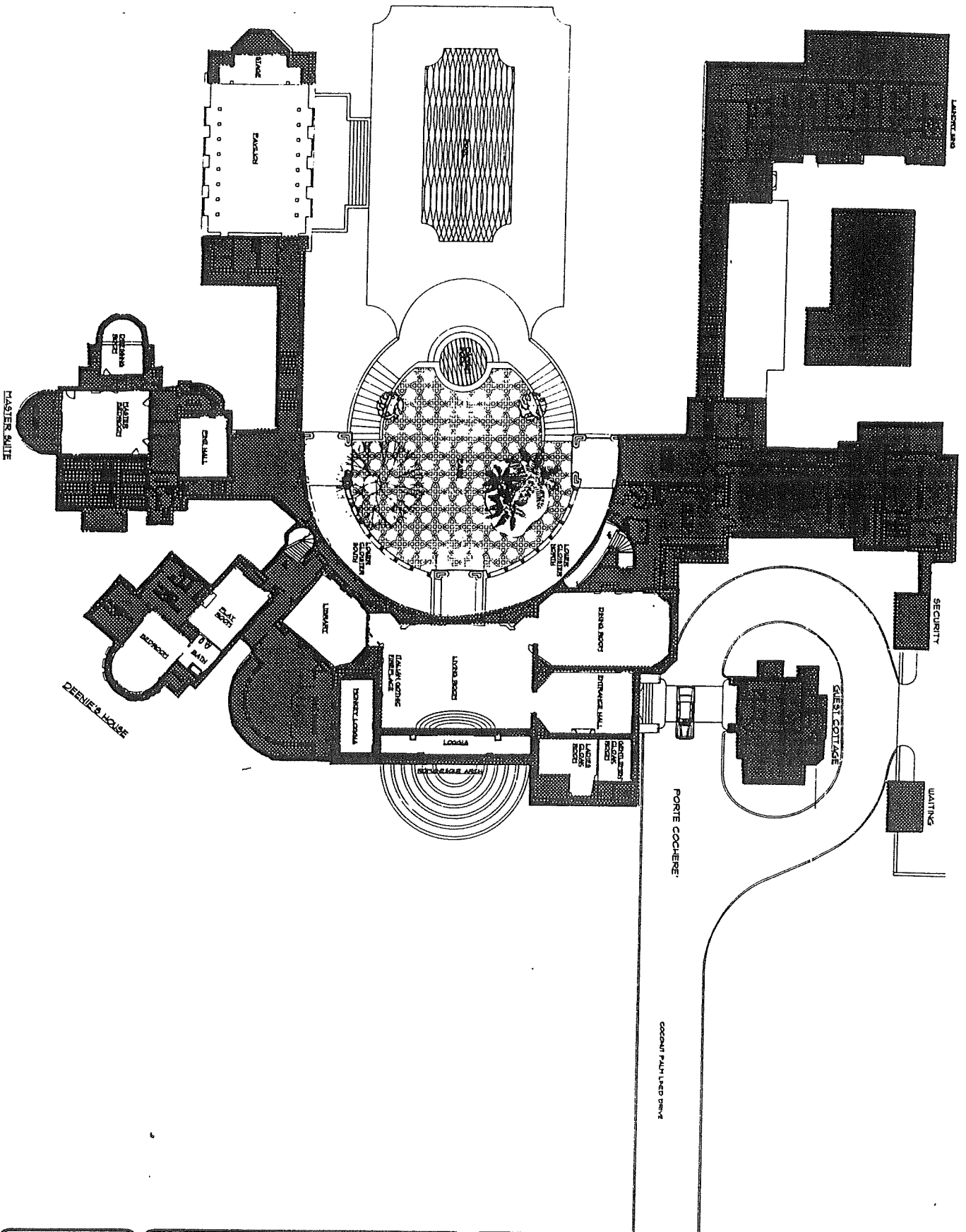
PHASE A - 68 CARS  
 PHASE B - 44 CARS  
 PHASE C - 140 CARS  
 TOTAL PARKING - 252 CARS



THE MAR-A-LAGO CLUB INC.  
 PALM BEACH

the lawrence group  
 ARCHITECTS 204 NORTH AVENUE, PALM BEACH, FLORIDA 33480 PH: 407.655-0370

DATE	



MASTER SUITE

DEBIE & JOSE

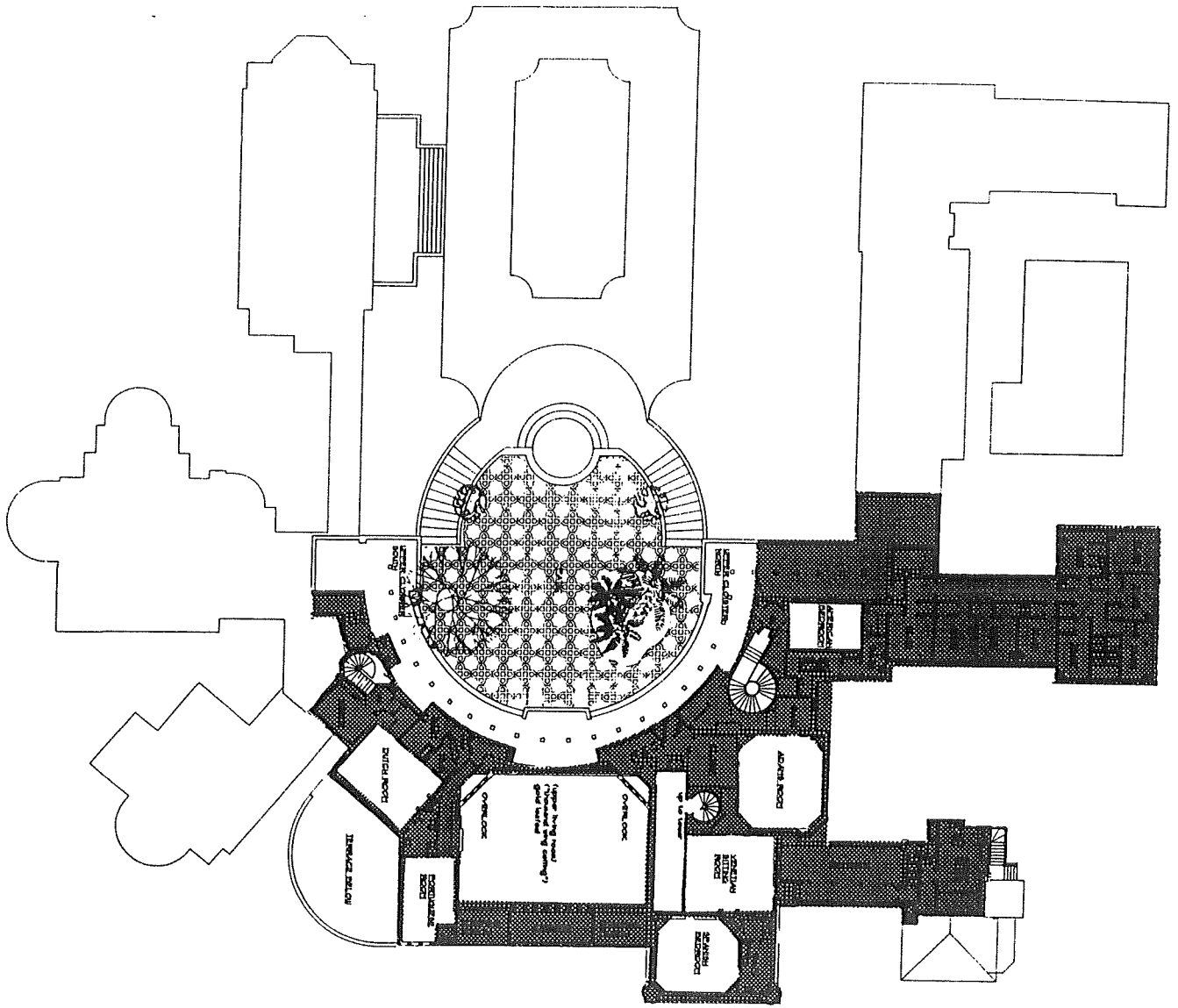
PORTE COCHERE

OCEAN PALM LANE DRIVE

CRITICAL ROOM PLAN  
MAIN FLOOR  
SCALE: 1/8" = 1'-0"

THE MAR-A-LAGO CLUB INC.  
PALM BEACH

the lawrence group  
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©

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CRITICAL ROOM PLAN  
SECOND FLOOR  
SCALE: 1/4" = 1'-0"

THE MAR-A-LAGO CLUB INC.  
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