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Big assessment for Trump club

Mar-a-Lago, two adjacent houses to be billed at least \$489,525 for utilities burial project.

By **DARRELL HOFHEINZ**
Daily News Real Estate Writer

President Donald Trump's Mar-a-Lago Club and two adjacent houses are being assessed a grand total of

\$489,525 to help pay for the town's just-launched project to bury utility lines.

Under the town's lump-sum, pre-payment alternative, Mar-a-Lago is being assessed \$449,564 as its share

of the so-called "undergrounding" project, a multi-year endeavor designed to eliminate all overhead utility lines throughout the town. The controversial project will cost between \$90 million and \$92 million

and take about nine years to complete, according to the most recent town estimates. Townwide property assessments will be used to repay the cost of municipal bonds that will

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Trump
President bought the two houses in late 1993.

Permits protect generosity

Town regulation means that groups sponsoring events on the island are held accountable.

By **WILLIAM KELLY**
Daily News Staff Writer

The departure of more than 20 charities from President Trump's Mar-a-Lago Club last week was, among other things, a reminder that Palm Beach is one of the philanthropic capitals of the world.

The town has a longstanding permit system that officials say is ultimately there to protect the residents whose generosity makes it all possible.

Palm Beach "is unique and it is an attractive community in which to solicit funds,"

Groups that left Mar-a-Lago expected to make millions.
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Town Attorney John Randolph said. "That is why the Town

Council years ago, and town councils since, have felt it necessary to enact these regulations."

The town has regulated charity events since at least the early 1960s.

Regulations allow individuals or or-

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A DOZEN MORE TENANTS COMING



Bruce R. Bennett / Daily News

Construction workers remodel a space in the Royal Poinciana Plaza on Friday afternoon as visitors walk past. The plaza's management team says the historic shopping center is 95 percent leased with just two spaces still available.

Plaza brimming with businesses

By **ALEESE KOPF**
Daily News Staff Writer

Storefronts at the Royal Poinciana Plaza are almost fully occupied as the historic shopping center prepares for its first full season since be-

ing revitalized.

Operators of the plaza announced last week a wave of 12 businesses are planning to open this fall, including a local organic market and a local wine academy. Including the several luxury brands an-

ounced last spring and the existing tenants, the plaza is 95 percent leased with just two spaces left, according to the management team.

"It's all about the right opportunity and the right location," said Alex Celis, a

co-owner of Celis Produce, a boutique organic market and juice bar.

Celis and his brothers, Felipe and Camilo, currently

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operate a store on South Dixie Highway in West Palm Beach. He said they couldn't pass on a chance to expand to the island.

"There's a lot of opportunity to grow on the island," Celis said. "With the north bridge opening up, all of the interesting things happening at the Royal ... it's a really good energy. It's going to be a destination spot like Worth Avenue during season. It's going to be an all-day event, a place where you can eat, grab snacks, hang out."

Celis Produce offers juices, smoothies, acai bowls and organic produce. The business also sells curated, healthy grocery and pantry items. Celis said he plans to open in October in the former Gucci location. The brothers are winking on a special Gucci-themed smoothie or bowl, Celis said. Virginia Philip Wine, Spirits & Academy also will be joining the plaza. Philip, who has a home on the island, was the 11th woman in the world to earn master sommelier status in 2002 and since then has won numerous awards. She's currently wine director at The Breakers.

Philip's island academy will be similar to her location in downtown West Palm Beach, offering top wines from around the globe as well as tastings, lectures and education. The island store also will offer liquor and spirits, Philip said.

"I think Palm Beach makes sense," said Philip, whose sister, Veronica Bauer, also lives in town. "It matches my brand. And The Royal is fantastic. It's a beautiful plaza. It's historical. We're really looking forward to capturing business on both sides of the bridge."

Other brands to open this fall include:

Saint Laurent — A luxury French fashion house offering women's and men's ready-to-wear clothes, leather goods, shoes, jewelry and eyewear.

Magasin — A men's fashion boutique that offers a variety of luxury brands as well as custom pieces.

Maris Collective — A luxury retail store found in hotels and resorts around the world, including the Four Seasons.

Valentina Kova — An American fashion designer of luxury ready-to-wear women's clothing and fine jewelry.

Cynthia Rowley — An American fashion designer whose Palm Beach collection will focus on whimsical surfwear, casual sunwear and fitness apparel.

St. Frank — A luxury home decor company that sells chic and cultivated textiles and home goods created by artisans from around the world.

Vespa — The iconic, Italian-made motor scooter company.

Paul Labrecque Salon — A full-service hair, makeup, nail and skincare salon that began in the Upper West side of New York City.

Big Flower — A casual resortwear brand founded in East Hampton, N.Y.

Theory — A New York-based men's and women's contemporary fashion label that sells clothes and accessories.

"We dreamed of this list," said Samantha David, chief operating officer at WS Development and head of Up Markets, a division of WS, which owns and manages the plaza. "This list embodies fun, it embodies energy, it embodies new and different, it embodies all of the ingredients of the perfect Palm Beach day."

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Philip