



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

PLANNING, ZONING, & BUILDING DEPARTMENT
PZ&B Staff Memorandum: Architectural Commission (ARCOM)

TO: ARCOM Chairperson and Members

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

SUBJECT: ARC-23-041 232 COLONIAL LANE

MEETING: MAY 24, 2023

ARC-23-041 232 COLONIAL LANE. The applicant, George and Zvenka Kleinfeld, has filed an application requesting Architectural Commission review and approval for a pergola and modifications to perimeter wall.

Applicant: George & Zvenka Kleinfeld
Professional: Environment Design Group

HISTORY: The property at 232 Colonial Lane is an existing single-family residence. The applicant seeks to make alterations to the site only with no architectural changes being proposed. This item was originally presented at the April 26, 2023 ARCOM meeting. The Commission deferred (7-0) the project for one month after concerns over the proposed pergola and comments from adjacent neighbors.

THE PROJECT:

The applicant has submitted plans, entitled "Application #: ARC-23-041 Second Submittal", as prepared by **Environment Design Group**, dated May 9, 2023.

The following is the scope of work:

- Addition of an 18'-0" x 9'-9" pergola.
- Installation of fencing.
- Landscape buffer modifications.

Site Data			
Zoning District	R-B	Future Land Use:	SINGLE FAMILY
Lot Size	6,150 SF	Landscape Open Space	Existing 40.9% Proposed 40.9%
Surrounding Properties / Zoning			
North	Single Family Residence / R-B		
South	Single Family Residence / R-B		
East	Single Family Residence / R-B		

West	Single Family Residence / R-B
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STAFF ANALYSIS

This application is presented to the Commission to consider whether all of the criteria in Sec. 18-205 have been met. The scope of work exceeds what may be reviewed and approved at the administrative level according to the ARCOM Designation Manual. A preliminary review of the project indicates that the application, as proposed, is consistent with the Town zoning code.

The application as proposed maintains existing open space calculations as it constructs a slatted pergola over an existing concrete area at the rear of the property with zero visibility or impact from the right-of-way. Due to proximity of the site wall removal to adjacent properties a signed 'neighbor consent form' is required for an application to be reviewed and approved at staff level; however, since no staff level application was submitted, review as a minor application is required by the Commission.

The application was heard at the April ARCOM meeting and deferred after concerns over the proposed pergola and comments from adjacent neighbors. The applicant has made modifications based on comments which include heightened screening of the existing generator and a black powder aluminum fence with retention of the existing Ficus hedge for privacy of the adjacent neighbor. In addition, the pergola design has been modified to match the 2nd floor column detail and shall be painted white.

WRB:JGM:SCP