



**TOWN OF PALM BEACH**  
Planning, Zoning & Building Department  
360 South County Road  
Palm Beach, FL 33480  
[www.townofpalmbeach.com](http://www.townofpalmbeach.com)

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

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

SUBJECT: ARC-24-0124 232 COLONIAL LANE

MEETING: JANUARY 29, 2025 ARCOM

**ARC-24-0124 232 COLONIAL LN.** The applicant, George and Zvenka Kleinfeld, have filed an application requesting Architectural Commission review and approval for installation of a perimeter fence on the South property line.

Applicant: George and Zvenka Kleinfeld  
Landscape: Environment Design Group

**HISTORY:**

A new single-family residence at 232 Colonial Lane was approved in 2016 by ARCOM and completed construction in 2019. An application (ARC-23-041) was submitted in 2023 for review and approval of a pergola and modifications to the perimeter wall, also on the south property line. The item was deferred at the April 26, 2023 meeting due to neighbor concerns. The item was approved the following month with a unanimous vote.

**THE PROJECT:**

The applicant has submitted plans, entitled "Private Residence 232 Colonial Lane" as prepared by **Environment Design Group**, dated January 10, 2025.

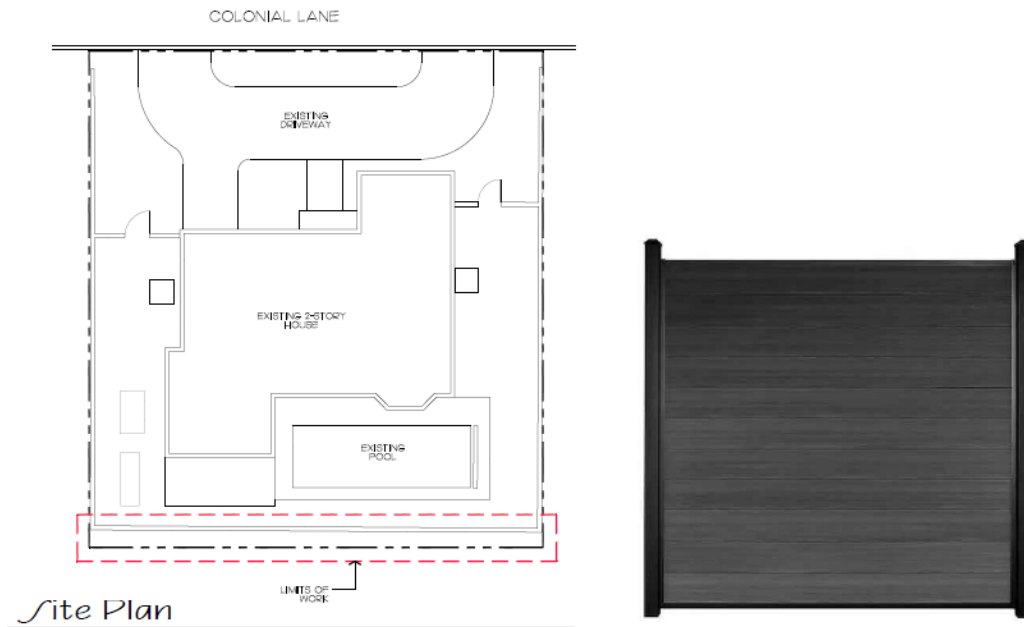
The following scope of work is proposed:

- Installation of new fence on south property line.

Site Data			
Zoning District	R-B	Future Land Use	SINGLE-FAMILY
Lot Size	6150 SF	Lot Coverage	30%
Lot Depth	82'	Lot Width	75'
Overall Landscape Open Space	45.4%	Enclosed Square Footage	2,845.5 SF
Front Yard Landscape Open Space	45%	Perimeter Landscape Open Space	78.3%
Surrounding Properties / Zoning			
North	215 Colonial Lane   Residence / R-B		
South	225 Monteret Rd   Residence / R-B		
East	230 Colonial Lane   Residence / R-B		
West	242 Colonial Lane   Residence / R-B		

### **STAFF ANALYSIS**

The current application is submitted to build upon the prior approval of application ARC-23-041, granted in May 2023. The original approval encompassed the addition of a rear pergola, the demolition of a site wall, and the installation of a landscape buffer along the south property line. Upon completing this work, it was determined that an additional fence is necessary along the property line to support the neighboring Ficus hedge. The applicant now proposes the installation of a new 6-foot horizontal panel aluminum fence along the rear property..



According to the Project Design Matrix, the scope of work can be reviewed and approved as an administrative application provided the applicant is successful in obtaining ‘neighbor consent’. Without it, the application must appear to the full Commission as a minor project.

### **CONCLUSION:**

Approval of the project will require one (1) motion to be made by the Architectural Commission:

- (1) for the overall design of the project in accordance with [Sec. 18-205](#) criteria, subject to any imposed conditions.

WRB:JGM:SCP