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Ken Griffin Gets Town Approval for Taller Fence at Palm Beach Estate

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Billionaire investor Ken Griffin has secured the green light from Palm Beach officials to build a taller fence along the northern edge of his expansive oceanfront estate, a move aimed at addressing natural land elevation changes on the property.

Representing Griffin at the council meeting, attorney Maura Ziska explained that the new fence will be chain-link style and supported by landscaping efforts on both sides of the boundary line. She also noted the support of Griffin's immediate neighbors, John and

Margaret Thornton, saying, “There is already landscaping on the Thorntons’ side of the property line, and more will be added on Griffin’s side once the chain-link fence is built.”

The taller barrier is just one aspect of Griffin’s broader redevelopment and preservation efforts in the area. Back in March, the council also approved his plan to restore four ocean groins, coastal structures designed to limit beach erosion, located along his property.

During a meeting on July 9, the Town Council voted in favor of Griffin’s request, granting a variance that permits fence heights beyond the standard town regulation. The new structure will range from 9 feet 2 inches to just under 10 feet tall, exceeding the town’s typical 7-foot limit.

The hedge fund magnate, who owns the property through Providencia Partners Limited Liability Company (LLC), cited the elevation drop from the street toward the dune and ocean as the reason behind the need for additional height. James Murphy, assistant director of Planning, Zoning and Building, told the council that the slope of the land created a visibility issue that the taller fencing would resolve.

Griffin, the founder and Chief Executive Officer (CEO) of Citadel, remains the largest landowner in Palm Beach, having assembled a roughly 27-acre estate south of Southern Boulevard and near the Mar-a-Lago Club, owned by former President Donald Trump.

Griffin’s holdings include a substantial development at 1247 South Ocean Boulevard. On that site, he is constructing a 44,000-square-foot mansion and a separate home for his mother on 8 acres of land.

Originally constructed in the 1930s, these groins had degraded over time and needed rehabilitation to maintain the shoreline. Town officials previously noted the high cost of restoring these aging structures, which Griffin’s private investment helps offset. The groin project is part of the town’s beach management agreement with the Florida Department of Environmental Protection (DEP) and is supported by a United States Army Corps of Engineers permit.

In December, Palm Beach applied for a five-year extension to that permit to ensure continued coastal management flexibility. The public notice from the Army Corps outlines Griffin’s involvement as part of a broader effort to maintain beachfront stability across the island.

Griffin's ongoing construction and coastal restoration projects are transforming this prime stretch of oceanfront real estate. As one of the most high-profile financial and real estate development figures, his presence continues to reshape Palm Beach's already exclusive landscape.