



**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: Landmarks Preservation Commission

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

SUBJECT: HSB-24-001 311 PENDLETON LN

MEETING: MARCH 20, 2024 LPC

**HSB-24-001 311 PENDELTON LN.** The applicant, Starr Haymes Kempin for Pendleton Lane Trust has filed an application requesting review and approval for a modified front entry, addition of shutters, relocation of a few windows in addition to hardscape modifications changing the driveway and reducing the paver pool deck to an existing two-story historically significant building.

Applicant/Professionals: Pat Seagraves and Daniel Clavijo with SKA Architect + Planner/  
BGS Landscape, Architecture & Engineering

**HISTORY:**

The subject property was designated as Historically Significant in December of 2022. The property is located within the Mid-Town Conservation District. The two-story Monterey-style dwelling was constructed in 1938 and designed by John L. Volk.

At the March 22, 2023 LPC meeting, project HSB-23-003 was approved for exterior alterations and modifications to the landscape and hardscape plan.

At the January 17, 2024 LPC meeting, the subject project was approved with the following conditions:

1. Applicant shall retain the existing shutters on the front façade.
2. Applicant shall return to the February 21, 2024, LPC meeting for review and approval of the hardscape and landscape.

The applicant requested a 1-month deferral to satisfy condition of approval #2 at the March 20, 2024 LPC meeting. This condition of approval was prompted by public comment and concerns by the Commissioners that the circular driveway was not compatible with the neighborhood.

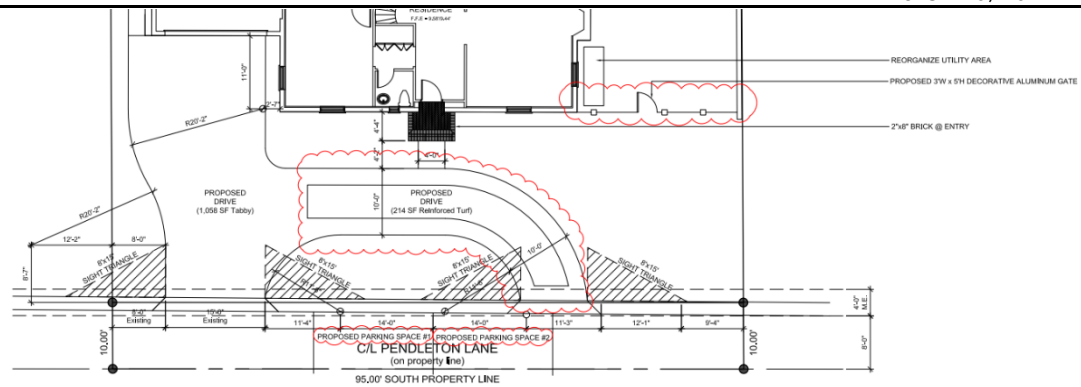
**THE PROJECT:**

The applicant has submitted plans, entitled "Front Landscape, Drive & Pool Deck", as prepared by BGS Landscape, Architecture & Engineering, received by the Town on March 4, 2024.

The following is the scope of work for the Project:

- Demolish Existing Driveway and Entry Walk
- Remove Pavers from Pool Deck
- Install Driveway and Entry Walk
- Install New Landscape in Front Yard
- Install New Pavers at Pool and Spa
- Replacement of Pedestrian Gate in Front Yard with Wood Gate

**HSB-24-001 Proposal (January 17, 2024 LPC meeting): Circular driveway with varying widths (12'-1" and 15-0") at the curb.**



**HSB-24-001 Proposal (January 17, 2024 LPC meeting): Circular driveway with varying widths (10'-0" and 15'-0") at the curb.**

**CONCLUSION:**

Approval of the project will require one (1) motion:

Approval of the project will require one motion to be made by the Commission:

1. for the overall design of the project in accordance with the aforementioned criteria, subject to any imposed conditions.

WRB: JGM: FHM: ALF