

# TOWN OF PALM BEACH

Information for Town Council D. R. Meeting on: June 10, 2020

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To: Mayor and Town Council

Via: Kirk Blouin, Town Manager

From: Wayne Bergman, Acting Director of Planning, Zoning & Building



Re: Administrative / Staff Approvals

Date: June 3, 2020

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## **GENERAL INFORMATION**

One of the more challenging tasks in the Planning, Zoning and Building Department is the review of “administrative /staff approval” requests. In the past, there have been staff approvals that later are found to have altered earlier-approved Arcom or Landmark projects, sometimes in conflict with zoning regulations, or to the detriment of the project or to neighboring properties. One of the problems we are currently dealing with are past staff approvals that negatively affect neighbors or are very visible from public areas.

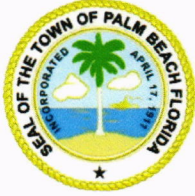
In an effort to minimize the likelihood of these staff approvals from becoming contentious or altering earlier-approved projects of distinction, staff would like to better define the parameters of what can be, and what cannot be, staff approved.

The attached changes have been suggested by staff and have been presented to both the Architectural and Landmarks Preservation Commissions. Although this document is called the “Arcom Project Designation Manual”, the guidelines are often used to review administrative / staff approvals for Landmarked buildings and properties. Once we have received feedback from Arcom and Landmarks, staff will bring the updated manual to the Town Council for your approval and adoption. This manual was last updated in 2015.

There are two big differences between Arcom and Landmarks administrative / staff approvals. One, Landmarks approvals require the approval of the Landmarks Chairman, not just staff. Two, there is a dollar value threshold for Landmarks administrative approvals. It is currently set at \$2,000, which is very low and was added to the code in 1982. Often times this value is ignored, as a property owner generally cannot replace one window of their building for this amount. This value needs to be increased or the calculation modified to reflect today’s construction costs. Staff will bring this back in an ordinance form once the Landmarks Commission discusses this matter.

Also, beginning last month, the department now provides both Arcom and Landmarks Commissions with a list of the staff approvals over the last 30 days. Please see the attached reports.

Attached:      Draft changes to the Arcom Project Designation Manual  
                 Staff Approval list for Arcom & LPC



## Town of Palm Beach

### ARCOM PROJECT DESIGNATION MANUAL

All improvements contemplated in an application for a construction permit are subject to review by the Architectural Commission in accordance with Article III of Chapter 18 of the Town's Code of Ordinances, except as noted in Sec. 18-175(c) Exceptions. This ARCOM PROJECT DESIGNATION manual has been adopted by the Town Council on April 15, 2015, and summarizes the classification of projects in order to assist project consultants in determining the type of architectural review required for their project. The Notice requirements for each classification are contained in Chapter 18, Article III of the Town's Code of Ordinances.

Please consult the following list to determine what review will be required for your project. You may contact the Planning Administrator/Planning Division at (561) 227-6414 to verify the project designation category of your proposed work, or if you have any questions.

#### A. MAJOR PROJECTS

##### **1. NEW STRUCTURES (Residential and Non-Residential)**

- a. New unattached covered primary or accessory structure (e.g. single family residence (SFR), commercial structure, guesthouse, cabana, pool house, garage, greenhouse, equipment building, chickee hut, staff quarters) whether or not visible from the street.
- b. Outdoor kitchen (a permanently-placed room or area equipped for preparing and cooking food).
- c. Tennis courts, tennis court lighting, awnings for all but 1- and 2-family structures.

##### **2. MAJOR ADDITIONS/MODIFICATIONS**

- a. 2-story or 2nd-story attached covered structure (addition).
- b. 1-story addition facing or visible from a public way.
- c. Commercial or other non-single-family addition.
- d. Unenclosed accessory structure visible from the street.
- e. Addition requiring variance(s), special exception(s), or site plan approval.
- f. All changes referenced in Chapter 66-214.
- g. Final landscape/hardscape/lighting improvements submitted in conjunction with new construction (or substantial change to same prior to C.O.)
- h. New driveway gate(s).
- i. Replacement of existing driveway gate(s) that require variance(s), special exception(s), or site plan approval.
- j. Change in driveway material/design for non-~~sfr~~ SFR or ~~sfr~~ SFR if not meeting LOS requirements.
- k. Antennas, cell towers (see Sec. 134-2028).

##### **3. DEMOLITION**

- a. Demolition of more than 20% of a structure.
- b. Demolition of a multi-story accessory structure or any structure within a setback.

##### **4. OTHER**

- a. Substantial change in roofing material (including downgraded material, such as changing a barrel tile roof to a flat tile roof).
- b. Change in roof design for non single-family (e.g. flat roof to hipped roof).



- c. Stair tower for commercial building or other non single-family structure.
- d. Awning on a commercial building or other non single-family structure.
- e. Swimming pool in conjunction with new structure or as part of other changes.
- f. PVC fencing which can be seen from the street.
- g. Multiple items which are Minor projects when proposed individually, but which become Major projects when consolidated.
- h. Significant revision(s) to previously approved ARCOM Major Project.
- i. A project that has a reasonable potential to adversely impact a neighbor.

## **B. MINOR PROJECTS – WITH NOTICE**

### **1. MAJOR ADDITIONS/MODIFICATIONS**

- a. 1-story addition not facing or not visible from a public way that is 20% or more of the square footage of existing structure.

### **2. DEMOLITION**

- a. All structural demolition not designated as Major projects.

### **3. OTHER**

- a. Any projects requiring administrative site plan review not designated as Major projects.
- b. New or relocated generator over 60 Kw.
- c. Any landscape / hardscape revisions to an existing or ARCOM-approved plan that will occur along or near property lines or public right of ways and which may impact neighbors or the public.
- d. Site wall installation and modifications that will occur along or near property lines or public right of ways and which may impact neighbors or the public.
- e. The installation or replacement of any generator, pool equipment, air conditioning or pool heating equipment, that is in conformance with 134-1728 or 134-1729, and may impact neighbors due to the size, location, or anticipated noise levels.
- f. Fences other than PVC fencing listed elsewhere, located along or near property lines or public right of ways.
- g. Replacement of existing driveway gates with gates that are substantially different in design.

## **C. MINOR PROJECTS – NO NOTICE**

### **~~1. MAJOR ADDITIONS/MODIFICATIONS~~**

- ~~a. Replacement of existing driveway gates with gates that are substantially different in design.~~

### **~~2. OTHER~~**

- a. Site wall not requiring variance(s), special exception(s), or site plan approval. Garage door material or design change, if visible from neighboring properties or public right of ways.
- b. Substantial fenestration changes to a residential structure, including front entry.
- c. All front entry/fenestration change to a commercial building or other non-single-family structure except the C-WA district (see Minor Projects With Notice).
- d. Change in roof design for single-family (e.g. flat roof to hipped roof).
- e. Solar roof panels.

- f. Change in material (e.g. roof tiles, windows, wall material) for commercial building or other non-single-family structure.
- g. Non-removable hurricane shutters (e.g. accordion shutters).
- h. Awning recover with substantial change in material or color.
- i. Residential Awning requiring variance(s), special exception(s), or site plan approval (combination projects already receive notice through zoning application).
- j. PVC fencing (other than that used at single-family homes and not visible from the public ROW).
- k. Multiple items which are Staff Approvals when proposed individually, but which become Minor projects when consolidated.
- l. Lighting on a commercial building or other non-single-family structure.
- m. Hanging signs in commercial areas (see Sec. 134-2436).
- n. Signage requiring variance(s), special exception(s), or site plan approval.
- o. Use of artificial turf when in conformance with landscaped open space requirements.

#### **D. STAFF APPROVALS**

##### **1. NEW STRUCTURES (Residential and Non-Residential)**

- a. Tennis court and tennis court fencing for a 1- and 2-family property which meets the requirements of 134-1759.

##### **2. MAJOR ADDITIONS/MODIFICATIONS**

- a. Loggia (not covered) if located within the building envelope and not visible from the street.
- b. Gazebo, pergola, arbor, trellis, if located within the building envelope and not visible from the street.
- c. Outdoor shower.
- d. Landscape lighting or lighting on a residential structure when accompanied by executed Town of Palm Beach Exterior Lighting Requirements document.
- e. Pedestrian gates and replacement of existing driveway gates with similar look.
- f. Like for like replacement of Change in driveway material.

##### **3. DEMOLITION**

- a. Removal of basketball & tennis courts and other impervious hardscape other than structures (to be replaced with landscaping).

##### **4. OTHER**

- a. Minor landscape/hardscape revisions to ARCOM-approved plans that will occur on the interior of a lot. Any landscape / hardscape revisions to an existing or ARCOM-approved plan that will occur along or near property lines or public right of ways and which may impact neighbors or the public shall be considered a Minor Project – With Notice.
- b. Site wall modifications that will occur on the interior of a lot. Site wall modifications that will occur along or near property lines or public right of ways and which may impact neighbors or the public shall be considered a Minor Project – With Notice.
- c. Air conditioning and swimming pool heaters that meet all requirements of Sec. 134-1728 where the installation or replacement of such equipment will not impact neighbors. Use of artificial turf when in conformance with landscaped open space requirements.
- d. Minor fenestration changes to a home, including some door/entry changes.



- e. Statues or fountains that meet code.
- f. Like for like gGarage door change.
- g. Addition (to match existing) or deletion of windows.
- h. Roof material upgrades (e.g. change from flat to barrel tile) for single family.
- i. Gutters and downspouts.
- j. Hurricane shutters (replacement and removable).
- k. Awnings on 1- or 2-family residential structures which meet all zoning requirements.
- l. Awning recover with similar material and color.
- m. Fences other than PVC fencing listed elsewhere, located within the interior of a lot.
- n. 60 kW generators (or smaller) and ~~other mechanical~~swimming pool equipment that meet all requirements of Sec. 134-1729 where the installation or replacement of such equipment will not impact neighbors.
- o. Signage not requiring variance(s), special exception(s), or site plan approval.

#### **E. ALL OTHERS (BUILDING PERMIT ONLY)**

##### **1. MAJOR ADDITIONS/MODIFICATIONS**

- a. 1-story addition not facing or not visible from a public way that is less than 20% of square footage of existing structure.

##### **2. DEMOLITION**

- a. All structural demolition not designated as Major projects.

##### **3. OTHER**

- a. Replacement of elements such as roofs, driveways, windows, etc., which do not involve any change of materials (maintenance issue).
- b. Swimming pool not associated with other construction.
- c. PVC fencing (not visible from ROW or adjacent properties) on a single-family residence.
- d. All other projects not included above and which do not defeat the purposes and objectives of Article III Architectural Review of the Town's Code of Ordinances.

These descriptions are provided as examples only, and are not intended to be all-inclusive. The Director of the Planning, Zoning and Building Department or his or her designee may determine that the particular characteristics of a proposed project may warrant notice and/or additional review of the Architectural Commission.

All requests for approval, authorization, interpretation or direction under the requirements of Sec. 18-175 of the Town Code of Ordinances shall be submitted to the Planning, Zoning and Building Department in writing. All work which is the subject of such application may only proceed in conformance with and after receipt of written authorization by the Planning, Zoning and Building Department Director or his or her designee.



Master Permit #	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Approved date	Issue date	Approval status
B-19-79935	A-20-00968	A-ARCOM STAFF APPROVAL	REQUESTING FOR APPROVAL TO REVISE THE SERVICE DRIVE LAYOUT AS WELL AS REVISE THE LENGTH OF THE ENTRY GATE TO	555 ISLAND DR		NIEVERA WILLIAMS DESIGN INC	5/1/2020	5/6/2020		final
B-20-83823	A-20-00969	A-ARCOM STAFF APPROVAL	ARCOM- DEMOLITION OF EXISTING POOL CABANA, POOL, POOL DECK, BREEZEWAY AND EXTERIOR STAIR AT SOUTH SIDE (REAR) OF PROPERTY.	110 CLARENDON AVE		MP DESIGN&ARCHITECTURE INC	5/1/2020	5/6/2020		final
B-19-78693	A-20-00970	A-ARCOM STAFF APPROVAL	STAFF APPROVAL - THE POOL COPING WAS INCREASED FROM 12" WIDE TO 24" WIDE. AN 8' HEIGHT PRDOCARPUS HEDGE WAS ADDED BEHIND THE 16' TRAVELERS TREES FOR ADDED PRO	210 MIRAFLORES DR		DUNWORTH CONSTRUCTION INC	5/4/2020	5/6/2020		final
B-19-80038	A-20-00971	A-ARCOM STAFF APPROVAL	REMOVE PORTION OF CABANA SPA TERRACE. ADJUST COCONUT PALMS. SEE ATTACHED LETTER.	1290 N OCEAN BLVD		NIEVERA WILLIAMS DESIGN INC	5/4/2020	5/6/2020		final
B-19-79916	A-20-00972	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER***** STAFF APPROVAL FOR AS BUILT MECHANICAL EQUIPMENT LAYOUT	120 ATLANTIC AVE		LA BERGE & MENARD INC	5/4/2020	5/13/2020		final
B-19-80073	A-20-00973	A-ARCOM STAFF APPROVAL	ARCOM- REQUEST FOR APPROVAL OF PROPOSED CHANGE OF EXISTING PRECAST CONCRETE BALCONY RAILINGS TO GLASS/ALUMINUM RAILING (WHITE ALUMINUM). REPLACEMENT OF EXISTING SLIDING GLASS DOORS AND WINDOWS WITH NEW IMPACT PRODUCTS (WHITE ALUMINUM). REPAINTING OF STRUCTURE (WHITE WITH GREY ACCIDENTS). PLEASE SEE DETAILED	3450 S OCEAN BLVD	BLDG 1	JAMES C PAINE JR	5/5/2020	5/6/2020		final
B-18-73306	A-20-00974	A-ARCOM STAFF APPROVAL	ARCOM- REQUESTING FOR APPROVAL FOR THE PROPOSED LANDSCAPE LIGHTING PLAN.	110 VIA VIZCAYA		NIEVERA WILLIAMS DESIGN INC	5/5/2020	5/6/2020		final
	A-20-00975	A-ARCOM STAFF APPROVAL	STAFF APPROVAL FOR MODIFICATION TO PREVIOUSLY APPROVED STAFF APPROVAL. DOUBLE COLUMN ENTRY DETAIL TO BECOME SINGLE COLUMN. NEW FRONT ENTRY STONE SURROUND MADE OF JERUSALEM STONE TO MATCH EXISTING. REPLACE EXISTING FRONT DOOR WITH NEW paneled door. DOOR SIZE	1071 N OCEAN BLVD		MHK ARCHITECTURE & PLANNING	5/6/2020	5/13/2020		final
B-18-76002	A-20-00976	A-ARCOM STAFF APPROVAL	PROPOSED BLACK CHAIN LINK FENCE TO REPLACE EXISTING. FENCE TO BE SCREENED WITH CONFEDERATE JASMINE VINE.	321 BRAZILIAN AVE		ENVIRONMENTAL DESIGN SYSTEMS	5/7/2020	5/13/2020		final
B-20-83972	A-20-00977	A-ARCOM STAFF APPROVAL	ARCOM- INSTALLATION OF IMPACT COLONIAL SHUTTERS ON OPENINGS 1,2,4,8,20,22,24 & 32. INSTALLATION OF IMPACT BAHAMA SHUTTERS ON OPENINGS 18,21,23,25,26,30,31 & 33 - 3	246 TANGIER AVE		ALL AMERICAN SHUTTERS & GLASS	5/7/2020	5/19/2020		final
	A-20-00978	A-ARCOM STAFF APPROVAL	NEW DRIVEWAY, POOL, LANDSCAPE. NEW PLANTING. SEE ATTACHED.	240 WEST INDIES DR		NIEVERA WILLIAMS DESIGN INC	5/7/2020	5/21/2020		final
	A-20-00979	A-ARCOM STAFF APPROVAL	PRINTING ADJUSTMENTS DUE TO FDOT COMMENTS	1350 S OCEAN BLVD		NIEVERA WILLIAMS DESIGN INC	5/7/2020	5/13/2020		final
B-19-77155	A-20-00980	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER***** REAR MODIFICATIONS TO POOL, REMOVE FOUNTAINS. SERVICE DRIVE MATERIAL CHANGE. PLANTING ADJUSTMENTS. SEE AT	624 ISLAND DR		NIEVERA WILLIAMS DESIGN INC	5/8/2020	5/13/2020		final
B-19-78889	A-20-00981	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER***** REQUESTING CHANGES TO USE FLORIDA NATIVE PLANTS IN PLACE OF NON-NATIVE PLANTS WHERE PRACTICAL IN THE LAND	901 N OCEAN BLVD		J5 CONSTRUCTION LLC	5/8/2020	5/13/2020		final
	A-20-00982	A-ARCOM STAFF APPROVAL	NEW STORE FRONT IMPACT GLASS WITH POLISH STAINLESS STEEL FINISH TO MATCH THE NEW AWNING "COLOR GREY"	211 WORTH AVE		SASSER'S GLASS WORKS INC	5/11/2020	5/13/2020		final
B-19-77155	A-20-00983	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER*****SINGLE FAMILY RESIDENCE. LOWERED ENTRY MASS PARAPET TO SEE MORE OF STUCCO D	624 ISLAND DR		BATTEN CONSTRUCTION INC	5/11/2020	5/19/2020		final
	A-20-00984	A-ARCOM STAFF APPROVAL	REMOVAL OF PROPOSED SECOND FLOOR ADDITION TO GUEST ROOM ABOVE GARAGE. ADJUSTMENT TO WINDOW/DOOR RE	323 EDEN RD		SMITH AND MOORE ARCHITECTS INC	5/11/2020	5/13/2020		final
B-18-74227	A-20-00985	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER***** MINOR REVISIONS TO FENESTRATION AND ROOFS	420 BRAZILIAN AVE		BRIDGES MARSH & ASSOC INC	5/14/2020	5/20/2020		final

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Master Permit	Permit number	Permit type name	Permit description	Permit Address	Permit Suite	Customer Last Name	Application date	Approved date	Issue date	Approval sta ^
B-18-69957	A-20-00986	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER***** REPLACE PROPOSED EAST ELEVATION ORNAMENTAL METAL BALCONY RAILING WITH CAST STONE BALUSTRADE. REPLACE EXISTING SOUTH ELEVATION CAST STONE BALUSTRADE WITH UP	680 S OCEAN BLVD		SCOTT STYLE DESIGN	5/19/2020	5/28/2020		final
B-18-69957	A-20-00989	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER***** STAFF APPROVAL TO REPLACE THE EXISTING FRONT DOORS AND THE EXISTING GARAGE DOOR	680 S OCEAN BLVD		SCOTT STYLE DESIGN	5/20/2020	5/29/2020		final
B-19-82148	A-20-00990	A-ARCOM STAFF APPROVAL	LOWER THE ELEVATION OF THE WEST DRIVEWAY; EXTEND NORTH SITE WALL TO PROPERTY LINE SINCE EASEMENT HAS BEEN ABANDONED; ADD SITE WALLS AND GATES TO ELEVATION DRAWING	233 ARABIAN RD		SMITH AND MOORE ARCHITECTS INC	5/21/2020	6/1/2020		final
B-19-80089	A-20-00992	A-ARCOM STAFF APPROVAL	*****PRIVATE PROVIDER***** ARCOM- ZONING ZONING TABULATIONS REVISED (PROPOSED CHANGES ARE CODE COMPLIANT) CHANGED SERVICE STAIR AT NORTH SIDE OF HOUSE. REDESIGNED 1 STORY ROOF AT NORTH SIDE OF HOUSE. ADDED TO PERGOLA AT WEST SIDE OF BARBECUE TERRACE. ENCLOSED PORTION OF BBQ TERRACE. CHANGES ARE CLOUDED IN ALL ATTACHMENTS	726 HI-MOUNT RD		FAIRFAX SAMMONS & PARTNERS	5/21/2020	6/3/2020		final
B-20-84036	A-20-00987	A-ARCOM STAFF APPROVAL	PROPOSED 6'-0" TALL OPAQUE FENCE TO TIE INTO EXISTING NORTH EAST GATE. PROPOSED 4'-0" TALL BLACK CHAIN LINK FENCE	209 WELLS RD		HILLSIDE FENCE COMPANY LLC	5/19/2020			pending
	A-20-00988	A-ARCOM STAFF APPROVAL	THIS PROPOSED PROJECT IS REQUESTING STAFF ARCOM APPROVAL FOR: 1. FRONT ENTRY ADJUSTMENT: EXTENDED THE EXISTING STEPS 12" WEST WRAPPED STEPS AROUND EAST CORNER OF LANDING TO PROVIDE BETTER CIRCULATION. 2. ADDED 1 8" OF STRIP DRAIN ALONG SOUTHERN EDGE OF DRIVE TO IMPROVE DRAINAGE 3. MINOR LANDSCAPE ADDITIONS AND ADJUSTMENTS SITE CALCULATIONS MEET OR EXCEED THE REQUIREMENTS	221 OLEANDER AVE		WILDES BUILDERS LLC	5/20/2020			pending
B-20-83298	A-20-00991	A-ARCOM STAFF APPROVAL	THE EXISTING GENERATOR WAS LIFTED OUT OF ITS CURRENT POSITION SO THE CONTRACTOR COULD REPAIR THE SEWER/MAIN LINE. THE GENERATOR PAD WILL BE MOVING APPROX 8' EAST FROM ITS CURRENT LOCATION THEREFORE, 16'5" FROM THE WEST PROPERTY LINE AND 5'5" FROM THE NORTH PROPERTY LINE (OUT OF EASEMENT) IT IS NOT VISIBLE IN ANY WAY FROM THE STREET	133 GULFSTREAM RD		ELENA ARREDONDO / OWNER BUILDERS	5/21/2020			pending
	A-20-00993	A-ARCOM STAFF APPROVAL	ARCOM- PREVIOUSLY APPROVED DRIVEWAY DESIGN TO BE MODIFIED. ADDITION OF NEW TERRACE AND STEPPING STONES - 18" X 18" NEW FENCE ON TOP OF CURB SHALL NOT EXCEED CODE MAXIMUM IN HEIGHT. ADDITION OF SITE WALL SHALL NOT EXCEED CODE MAXIMUM -OPTIONAL: DRAINAGE CURB IN PLACE OF SITE WALL. ADDITION OF POOL DECK, ENTRY APRONS	226 OLEANDER AVE		ENVIRONMENT DESIGN GROUP	5/22/2020			pending
B-20-83936	A-20-00994	A-ARCOM STAFF APPROVAL		525 N COUNTY RD		SMITH ARCHITECTURAL GROUP INC	5/22/2020			pending
B-18-73306	A-20-00995	A-ARCOM STAFF APPROVAL	AWNING OVER EXISTING TRELLIS COLOR TO BE WHITE	110 VIA VIZCAYA		AMERICAN AWNING COMPANY INC	5/27/2020			pending
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B-18-76038	A-20-00996	A-ARCOM STAFF APPROVAL	ARCOM- HARDSCAPE ADJUSTMENTS: ACCOMMODATE AND ADJUST SITE PLAN PER GROUND MOUNTED TRANSFORMER. ADJUSTED WALLS PER BUILDING DEPARTMENT COMMENTS (SAFE SIGHT LINE AND GRADING), ROTATED POOL FROM N/S TO E/W AND ADJUSTED ASSOCIATED PAVERS, ADJUSTED BRICK DRIVEWAY SLIGHTLY EAST PER SITE WALL ADDITION AND LANDSCAPE. REDUCED LENGTH OF FRONT STEPS. ADDED A STEP AND REMOVED PAVERS TO FRONT DOOR. REMOVED H2O FEATURE, UPDATED PAVER MATERIALS USED AND ADDED WALL TO SCREEN POOL EQUIPMENT. LANDSCAPE ADJUSTMENTS: SEE PLAN FOR ADDITIONS AND MODIFICATIONS (REV CLOUDS 4-6) PLAN ILLUSTRATES MINOR INTERIOR CHANGES AND ADJUSTMENTS MADE IN FIELD AND (SCREENED BY APPROVED BUFFER) SITE CALCULATIONS PROPOSED MEET AND OR EXCEED THE REQUIRED	1556 N OCEAN BLVD		PDC DEVELOPMENT CORP	5/27/2020			pending
B-20-83452	A-20-00997	A-ARCOM STAFF APPROVAL	SUBMITTING FOR ARCOM APPROVAL PER PLAN REVIEW COMMENTS	120 CLARENDON AVE		RICK GRACIANO - OWNER/BUILDER	5/27/2020			pending
	A-20-00998	A-ARCOM STAFF APPROVAL	SEE WRITTEN DESCRIPTION IN PACKAGE	111 DUNBAR RD		NIEVERA WILLIAMS DESIGN INC	5/28/2020			pending
	A-20-00999	A-ARCOM STAFF APPROVAL	REPLACE EXISTING METAL AND GLASS DOOR WITH NEW HURRICANE RATED CLAD DOOR WITH GLASS	240 WEST INDIES DR		MHK ARCHITECTURE & PLANNING	5/28/2020			pending
B-20-83998	A-20-01000	A-ARCOM STAFF APPROVAL	***** PRIVATE PROVIDER ***** REPLACEMENT OF DRIVEWAY PLANTING RENOVATIONS POOL	4 VIA LOS INCAS		NIEVERA WILLIAMS DESIGN INC	5/28/2020			pending
	A-20-01001	A-ARCOM STAFF APPROVAL	PREVIOUSLY APPROVED DRIVEWAY MATERIAL TO BE MODIFIED FROM GRAVEL TO SOD. NEWLY PROPOSED 24"x24" STEPPING	357 N LAKE WAY		ENVIRONMENT DESIGN GROUP	5/29/2020			pending
B-19-79632	A-20-01002	A-ARCOM STAFF APPROVAL	LANDSCAPE ADJUSTMENTS PER ASBUILT CONDITIONS	255 EMERALD LN		NIEVERA WILLIAMS DESIGN INC	5/29/2020			pending
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B-19-78973	L-20-00266	L-LPC STAFF APPROVAL	*****PRIVATE PROVIDER***** SEEKING APPROVAL FOR SURFACE MOUNTED EXHAUST DUCT FOR GENERATOR. SEE ATTACHED PLAN WHERE EXHAUST IS SH OWING IN SOUTH ELEVATION AND WILL BE PAINTED TO MATC H THE COLOR OF THE BUILDING. THIS ELEVATION CANNOT BE	280 SUNSET AVE		FINE LINE CONSTRUCTION CONTRACTORS INC	5/8/2020	5/19/2020		final
	L-20-00270	L-LPC STAFF APPROVAL	WANT TO REPLACE THE EXISTING BARREL TILE ROOF WHICH IS FAILING. WILL USE THE EXACT SAME MATERIALS WITH NO DE	218 SEASPRAY AVE		H GILBERT & ASSOCIATES INC	5/27/2020	6/1/2020		final
	L-20-00271	L-LPC STAFF APPROVAL	LANDMARKS- THE OWNER RESPECTFULLY REQUESTS TO REPLACE 18 EXISTING WINDOWS AT THE 3RD FLOOR OF VIA PIRIGI,	347 WORTH AVE		BRASSEUR & DROBOT ARCHITECTS	5/27/2020	6/1/2020		final
B-20-83819	L-20-00267	L-LPC STAFF APPROVAL	ADDITION OF WALL ENCLOSURE AND 60KW GENERATOR AT SOUTHEAST CORNER OF PROPERTY	19 GOLFVIEW RD		LIVINGSTON BUILDERS INC	5/14/2020			pending
B-20-84150	L-20-00268	L-LPC STAFF APPROVAL	REPLACEMENT OF (8) UNITS OF WINDOWS AND DOORS; SAME CONFIGURATION AND SAME MANUFACTURER. SEE ATTACH	4 EL BRAVO WAY		LIVINGSTON BUILDERS INC	5/22/2020			pending
B-18-76654	L-20-00269	L-LPC STAFF APPROVAL	*****PRIVATE PROVIDER*****LANDMARKS- DRIVEWAY RECONFIGURATION. GARAGE MOTORCOURT RECONFIGURATION. R	101 EL BRILLO WAY		ENVIRONMENT DESIGN GROUP	5/22/2020			pending
B-19-81433	L-20-00272	L-LPC STAFF APPROVAL	REFRAME 3 OPENINGS IN THE FRONT OF THE HOUSE ROTTED/ DAMAGED WOOD WILL BE REMOVED, INSULATION, INSTALL 1	210 DUNBAR RD		THE WINDOW GUYS OF FLORIDA INC	5/29/2020			pending
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