

PROJECT DESIGNATION GUIDE						
	ARCOM				LPC	
PROJECT / ACTIVITY	ARCOM MAJOR PROJECT	ARCOM MINOR PROJECT W/ NOTICE	ARCOM MINOR PROJECT W/O NOTICE	ARCOM STAFF APPROVAL	LANDMARKS PRESERVATION COMMISSION	LPC ADMIN. APPROVAL
Accessory Structures¹	X				X	
Addition – 1-Story Single-Family, Visible from a Public Way	X				X	
Addition – 1-Story Single Family, Not Visible from a Public Way, 400 sq ft or Less			X			X
Addition – 1-Story Single Family, Not Visible from a Public Way, More than 400 sq ft			X		X	
Addition – 2-Story Single-Family	X				X	
Addition – Multi-Family or Commercial	X				X	
Antenna / Cell Tower²	X				X	
Any Project That May Adversely Impact Neighbors	X				X	
Any Project That Requires Administrative Site Plan Review & Not Designated as a Major Project		X			X	
Artificial Turf			X		X	
Awning – Commercial – New, Change in Color or Material			X			X

¹ Accessory Structures include greenhouses, equipment buildings, chickee huts, outdoor kitchens, or any similar covered or partially enclosed structure.

² May be Staff / Admin. Approved if located within a structure or not visible from public ways.

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Awning – Residential – New, Change in Color or Material				X		X
Awning –Requiring a Variance, Special Exception or Site Plan Review			X		X	
Awning - Replacement – Similar Color and Material				X		X
Building – New Single-Family Residential	X				X	
Building – New Multi-Family Residential	X				X	
Building – New Commercial	X				X	
Decks, Patios, Pergolas, Arbors, Trellis, Gazebo, Loggia – Visible from a Public Way			X		X	
Decks, Patios, Pergolas, Arbors, Trellis, Gazebo, Loggia – Located Within the Building Envelope and Not Visible from a Public Way				X		X
Demolition – More Than 20% of any Structure	X				X	
Demolition – Multi-Story Accessory Structure	X				X	
Demolition – Nonconforming Structure	X				X	
Demolition – All Structural Demolition Not Designated as a Major Project		X			X	

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Demolition of Sports Courts or Impervious Surface to be Replaced with Landscaping				X		X
Docks – New or Expanded		X			X	
Doors & Windows - Replacement or Substantial Changes in a Commercial Building			X		X	
Doors & Windows – Substantial Changes in a Single-Family Home, Including the Front Entry			X		X	
Doors & Windows - Minor Changes or Like for Like Replacement				X		X
Driveway ³ – Material Change		X			X	
Driveway – Like for Like Material				X		X
Fences – PVC, Visible from a Public Way	X				X	
Fences (Non-PVC) & Site Walls – Installation or Changes Along or Within Five Feet of Lot Lines		X			X	
Fences – PVC, Not Visible from a Public Way			X		X	
Fences (Non-PVC) & Site Walls , Interior of Lot or Replacement				X		X

³ Material changes that appear appropriate may be Staff / Admin. Approved.

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Garage Doors – Change in Design or Material AND Visible from a Public Way		X			X	
Garage Doors – Like for Like Replacement, or Not Visible from a Public Way				X		X
Gates – Driveway - New or if Variances are Required	X				X	
Gates – Driveway or Pedestrian – Different Design or Material			X		X	
Gates – Driveway or Pedestrian – Similar Design and Color				X		X
Generators – Over 60KW, New Location or Relocated, or Noncompliant Replacement		X			X	
Generators – Over 60 KW, Replacement & Zoning Compliant				X		X
Generators – 60KW or less, Compliant Location, No Impacts Expected				X		X
Gutters / Downspouts				X		X
Hardscape – Part of a New Construction Project or a Major Change to ARCOM ⁴ or LPC ⁵ Approved Plans	X				X	

⁴ ARCOM – Architectural Review Commission.

⁵ LPC – Landmarks Preservation Commission.

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Hardscape – Change to Arcom or LPC Approved Plans Along a Lot Line or Which May Impact Neighbors		X			X	
Hardscape – Very Minor Change to Arcom or LPC Approved Plans				X		X
Hurricane Shutters - Non-Removable			X		X	
Hurricane Shutters – Replacement or Removable				X		X
Landscape - Part of a New Construction Project or a Major Change to ARCOM or LPC Approved Plans	X				X	
Landscape - Change to Arcom or LPC Approved Landscape - Plans Along a Lot Line or Which May Impact Neighbors		X			X	
Landscape - Very Minor Change to Arcom or LPC Approved Plans				X		X
Lighting ⁶ – Landscape - Part of a New Construction Project or a Major Change to ARCOM or LPC Approved Plans	X				X	
Lighting – Commercial Building			X		X	

⁶ All Lighting Projects must meet the “Town of Palm Beach Exterior Lighting Requirements”.

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Lighting – Landscape - Change to Arcom or LPC Approved Plans Along a Lot Line or Which May Impact Neighbors		X			X	
Lighting – Landscape - Very Minor Change to Arcom or LPC Approved Plans				X		X
Mechanical Equipment ⁷ , Except Generators –Locations That May Impact Neighbors		X			X	
Mechanical Equipment , Except Generators – Compliant Location and No Expected Impacts to Neighbors				X		X
Multiple Minor Projects Presented at the Same Time	X				X	
Multiple Staff Approval Projects Presented at the Same Time			X		X	
Outdoor Shower				X		X
Pools - Part of a New Construction Project or a Major Change to ARCOM or LPC Approved Plans	X				X	
Pools – Stand Alone, Compliant Project				X		X

⁷ Air Conditioning equipment, including chillers; pool equipment, including pool heaters; and water treatment systems.

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Roof –Substantial Change in Material or Redesign that is Compatible with the Building’s Architectural Style or Based Upon Historic Evidence ⁸		X			X	
Roof – Like for Like Replacement				X		X
Significant Revisions to Arcom or LPC Approved Plans	X				X	
Signs – Hanging or Any Sign That requires a Variance, Special exception, or Site Plan Review			X		X	
Signs – All Other Compliant Signs				X		X
Solar Panels		X			X	
Stair Towers - Commercial	X				X	
Statues / Fountains – Visible from a Public Way			X		X	
Statues / Fountains – Not Visible from a Public Way				X		X
Tennis Courts / Sport Courts / Court Lighting - New Commercial and Multi-Family	X				X	
Tennis Courts / Sport Courts Court Fencing – Single-Family, Complaint with Zoning			X		X	

⁸ Same color and material.

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Walls – See Fences & Site Walls						
Windows – See Doors & Windows						

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