



LANDMARKS PRESERVATION COMMISSION (LPC) <i>Landmarks, Districts, and Historically Significant Buildings</i>		
PROJECT	COMMISSION REVIEW <i>Submit Development Review Application</i>	ADMINISTRATIVE CHAIR REVIEW <i>Submit Administrative Review Application</i> <i>Chair will Approve or remand to Commission</i>
NEW CONSTRUCTION	New Residential or Commercial Building -or- 2 Story Accessory Structure	1 Story Accessory Structure
DEMOLITION	Landmarked Structures	Non-Original Features -or- Non-Original / Not Visible Buildings or Additions
ADDITIONS	Additions Visible from R-o-W -or- Additions to 3 rd Floor or Above	One Story Addition not visible from R-o-W -or- Second Floor Addition not visible from R-o-W
BUILDING ALTERATIONS	Major Façade Alterations impacting Architectural Style or Original Features	Removal, Replacement, or Addition of Architectural Features
SOLAR PANELS	Solar Panel Install	
PAINT		Change in Color
OUTDOOR SEATING		Commercial Furnishings
AWNINGS		New or Replacement
HURRICANE SHUTTERS		New or Replacement
FENCES, WALLS, and GATES	Use of PVC Products -or- Corrugated Sheet Piling	*In-Kind Replacement -or- New in Front Yard Setback, Interior to Lot -or- New on Side or Rear Property Lines with Neighbor Consent
MECHANICAL EQUIPMENT <i>Condensing Units, Pool Equipment, Cooling Towers, and Generators over 100kW*</i> *101kW+ Generators are required to be housed in a building. See New Construction or Additions	New Equipment Visible from R-o-W	New Equipment Outside of Setbacks -or- Replacement of Equipment in Existing Location -or- New Mechanical Equipment Located within Setbacks with Neighbor Consent -or- Replacement Equipment in Non-Conforming Location with Neighbor Consent

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MODIFICATIONS to ACTIVE DEVELOPMENT APPROVALS		Maximum of (4) per year
SITE ALTERATIONS <i>Hardscape</i> <i>Driveways, Patios, Pools, etc.</i>	Substantial Alterations to Site Hardscape	Minor Alterations to Site Hardscape
SITE ALTERATIONS <i>Landscape</i>	Substantial Alterations to Site Landscape	Minor Alterations to Site Landscape -or- Alterations On Side or Rear Property Lines with Neighbor Consent
ARTIFICIAL TURF	Front Yard or Readily Visible from R-o-W	Side and Rear Yards
LANDSCAPE LIGHTING		With ToPB Exterior Lighting Affidavit
SPORTS COURTS	Multifamily, Commercial, or Single-Family Use	
SIGNAGE	Illuminated	Non-Illuminated
STATUARY	Visible from R-o-W -or- Over 6' in height	Not Visible from R-o-W
VARIANCE	All Variance Requests and Corresponding Projects	

ADMINISTRATIVE REVIEW applications will be subject to design review by the Chair of the Landmarks Commission and will require full compliance with Town of Palm Beach zoning. The Chair or his/her designee may remand the application to Commission Review at their discretion.

COMMISSION REVIEW applications require review by the Landmarks Preservation Commission. Please contact PZB Staff to schedule a pre-application meeting.

NEIGHBOR CONSENT is required for projects which may substantially impact neighboring properties. A completed Neighbor Consent Form provided by the Town shall be submitted with the Administrative Review application.

***Please note** that requests for in-kind replacements shall utilize the same or substantially similar product in size, design, and other visually related qualities as the existing feature. Documentation on the existing feature and replacement feature shall be provided. Alterations to multi-tenant buildings (condominiums, commercial, townhouses, etc.), require a signed approval letter from the building's governing body (HOA, Condo Association, etc.) as part of the application.