



**TOWN OF PALM BEACH**  
 Planning, Zoning & Building Department  
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**PLANNING, ZONING, & BUILDING DEPARTMENT**  
**PZ&B Staff Memorandum: Architectural Commission (ARCOM)**

**TO:** ARCOM Chairperson and Members

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

**SUBJECT:** ARC-23-037 991 N LAKE WAY

**MEETING:** JUNE 28, 2023

**ARC-23-037 991 N LAKE WAY.** The applicant, 991 N Lake Way Trust, has filed an application requesting Architectural Commission review and approval for modifications to a previously approved driveway and associated hardscape.

**Applicant:** Michael Rappaport  
**Professional:** Nievera Williams Design

**HISTORY:**

The property located at 991 North Lake Way received ARCOM approval for exterior modifications to the existing residence and landscape changes in December 2021 (ARC-21-077). The proposed plans included the extension of a rear loggia, removal of an existing cabana and new pool. This project was originally scheduled for the May 24, 2023 ARCOM meeting, but was deferred due to a error in the notice.

**THE PROJECT:**

The applicant has submitted plans, entitled "RAPP RESIDENCE", as prepared by **Nievera Williams Design** dated April 11, 2023.

The following is the scope of work for the Project:

- Redesign of driveway configuration.
- Modifications to previously approved pool footprint.
- Addition of generator and equipment enclosure.

Site Data			
<b>Zoning District</b>	R-B	<b>Lot Size</b>	<b>14,350 SF</b>
<b>Future Land Use</b>	SINGLE FAMILY	<b>Landscape Open Space</b>	Existing: 6,457 SF (45%) Proposed: 6,712 SF (46.8%)
Surrounding Properties / Zoning			
North	Single Family Residence		

South	Single Family Residence / Eden Road
East	Single Family Residence
West	Singe Family Residence / N Lake Way

**STAFF ANALYSIS**

This application is presented to the Commission to consider whether all criteria in Sec.18-205 have been met. A preliminary review of the project indicates that the application as proposed, is consistent with the abovementioned sections of the Town zoning code.

The application is for modifications to a previously approved project. The applicant seeks approval for minor changes, the addition of generator with enclosure and the elimination of the previously approved water feature.

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: SCP