



MEMORANDUM DATE: October 27, 2021

AGENDA DATE: November 3, 2021

TO: Chair and Members of the Planning and Zoning Board
RE: Cottages of Lake Worth, Inc. - Mural

FROM: Erin Sita, AICP, Assistant Director
Kizzi Alexandre, Community Planner
Department for Community Sustainability

TITLE: PZB Project Number 21-00000019: Consideration of a request for a Mural Installation for the Cottages of Lake Worth located at **604 Lucerne Avenue**; PCN # 38-43-44-21-15-022-0220. The subject property is located in the Downtown (DT) zoning district.

OWNERS: Debra Ayers and Christine Young
4840 Berkley Mews
West Palm Beach, FL 33415

PROJECT BACKGROUND:

The proposed mural will replace a mural installed as part of the 2017 CRA initiated Canvas Mural Project. The existing mural, which was approved by the Planning & Zoning Board, reads "Build a Bridge!" and is located along the east façade of the building facing a parking lot and North L Street.

PROJECT DESCRIPTION:

Wes Blackman, AICP, on behalf of property owners Debra Ayers and Christine Young, is requesting approval for a mural installation to replace the existing "Build a Bridge!" mural on the east façade of the building fronting North L Street with a Cottages of Lake Worth Beach themed mural. The proposed mural features several images of historic Lake Worth Beach cottage homes with the text "Lake Worth Beach Cottages." The subject property is located in the Downtown (DT) zoning district and retains a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). The existing land uses of the subject commercial building include retail and professional services.

STAFF RECOMMENDATION:

Staff recommends approval of the proposed mural installation based on the data and analysis in the staff report. Photos of the mural are included as **Attachment A**. Additional information including the artist credentials for Sami Makela and a justification statement are included as **Attachment B**.

Location Map



CONSISTENCY WITH THE STRATEGIC PLAN

The project is consistent with Pillar Three of the City's Strategic Plan, as a mural in the City's downtown encourages tourism and inspires the arts and culture.

ZONING ANALYSIS:

Staff has reviewed the documentation and materials provided and has outlined the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) concerning mural installation.

Per LDR Section 23.1-12, a mural is defined as, *"Any picture or graphic design painted on or otherwise applied to the exterior of a building or structure, or to a window."*

LDR Section 23.5-1(e)13 provides standards and requirements for mural installation within the City. With regard to placement and location of murals, generally:

- *Murals shall be permitted in commercial and industrial districts.*



- *Murals shall not be permitted on the fronts of buildings or structures facing Lake Worth Road, Lake Avenue, Lucerne Avenue, Dixie Highway and Federal Highway, except as may be approved by the appropriate Board.*
- *Murals may co-exist with all types of on premises signs. If printed commercial messages are included in a mural, the entire mural shall be considered part of the overall allowable signage permitted by code.*

Staff Analysis: The proposed mural is located on a side façade that fronts a parking lot and not along the City’s major thoroughfare of Lucerne Avenue as consistent with LDR Section 23.5-1(e)13. The LDRs also require that the design of the mural be consistent with the requirements of Section 23.2-31(I), which specifies community appearance review criteria. The criteria are listed below, and include staff’s response to each criterion.

Lake Worth Beach Code of Ordinances, Land Development Regulations Section 23.2-31(I); Community Appearance criteria:

- 1) The plan for the proposed structure or project is in conformity with good taste, good design, and in general contributes to the image of the city as a place of beauty, spaciousness, harmony, taste, fitness, broad vistas and high quality.

Staff Analysis: The mural generally appears to be of good taste and good design. It illustrates several images of the Cottage of Lake Worth Beach, some flora, and a craftsman. The mural also meets the intent of the City’s Comprehensive Strategic Plan to enhance the character of Lake Worth Beach and to inspire arts and culture throughout the City.

- 2) The proposed structure or project is not, in its exterior design and appearance, of inferior quality such as to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.

Staff Analysis: The proposed mural will be painted by Sami Makela, an artist who also installed the Tuppen’s maritime mural on the corner of 10th Avenue North and North Dixie Highway. The proposed mural appears to be of a high quality, and will not cause harm to the local environment.

- 3) The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to site plan, signage and landscaping, and the comprehensive plan for the city, and with the criteria set forth herein.

Staff Analysis: The surrounding area of the subject property includes a mix of commercial and residential buildings, and generally appears to be in harmony with murals that exist elsewhere in the City.

- 4) The proposed structure or project is in compliance with this section and 23.2-29, as applicable.



Staff Analysis: The subject property, 604 Lucerne Ave, is not applying for a Conditional Use Permit. Therefore, this criterion is not applicable to this application.

PUBLIC COMMENT:

At the time of publication of the agenda, staff has not received written public comment.

CONCLUSION:

The proposed mural is appropriately located on the side façade of a building fronting a parking lot and North L Street; is in conformity with good taste and design; and is in harmony with the Downtown core area as required by and consistent with the City’s Land Development Regulations. Therefore, staff recommends approval of the proposed mural installation request.

POTENTIAL MOTION:

I MOVE TO **APPROVE** PZB Project Number 21-00000019 Consideration of a request for mural installation for the structure located at **604 Lucerne Avenue**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations.

I MOVE TO **DENY** PZB Project Number 21-00000019 Consideration of a request for mural installation for the structure located at **604 Lucerne Avenue**, because the Applicant has not established by competent substantial evidence that the application is in compliance with the City of Lake Worth Beach Land Development Regulation.

ATTACHMENTS:

- A. Proposed Mural
- B. Additional Information