



**MEMORANDUM DATE:** October 6, 2021

**AGENDA DATE:** October 13, 2021

**TO:** Chair and Members of the Historic Resources Preservation Board

**RE:** **17 South L Street**

**FROM:** Erin Sita, Assistant Director  
Abraham Fogel, Preservation Planner  
Department for Community Sustainability

**TITLE:** **HRPB Project Number 21-00000014:** Consideration of a request for Mural Installation for the contributing structure located at **17 South L Street**; PCN#38-43-44-21-15-021-0250. The subject property is located in the Mixed-Use East (MU-E) zoning district and the Old Town Local Historic District.

**OWNER:** Jack Turner  
Calculated Properties LLC  
17 South L Street  
Lake Worth Beach, FL 33460

**PROPERTY DEVELOPMENT HISTORY:**

The single-story single-family residence located at 17 South L Street was constructed c.1925 in a Wood Frame Vernacular architectural style. Although no architectural drawings of the building are available in the City's property files, property cards from the 1940s and 1950s (included as **Attachment A**) describe the structure as being of wood frame construction on a pier foundation, having a hip roll and composition roof, wood windows, and two porches. The property cards also indicate the property was developed with a rear apartment structure. In 1955, an addition was constructed on the rear apartment structure to include a new bedroom and bathroom. City permit records indicate the structures had alterations over time, including permits for roof replacement, window replacement, electrical and plumbing upgrades. Current photos of the property are included as **Attachment B**.

**PROJECT BACKGROUND:**

On May 12, 2021, a Code Compliance Case (#21-1160) was initiated for several violations including the installation of a mural without a building permit or historic preservation approval. On August 24, 2021, the property owner contacted Historic Preservation staff to discuss the approval process for the mural installation. An application was submitted on September 3, 2021.

**PROJECT DESCRIPTION:**

The property owner, Jack Turner, is requesting a retroactive approval for a mural installation on the north façade of the primary structure, fronting the Cultural Council of Palm Beach County Project Space. The subject property is a 25' x 135' (3,375 square foot) containing one (1) platted lot of record located on the west side of South L Street, between Lake Avenue and 1<sup>st</sup> Avenue South in Lake Worth Beach. The

property is located in the Mixed-Use East (MU-E) zoning district and retains a Future Land Use (FLU) designation of Downtown Mixed Use (DMU).

Photos of the mural, the artist credentials, and a justification statement are included as **Attachment C**. If approved, the subject application would allow the mural to remain with the exception of the commercial message, further discussed in the zoning analysis (pages 3 and 4 of this report).

The application will require the following approval:

1. **Mural** installation at 17 South L Street

**STAFF RECOMMENDATION:**

The installed mural contains the commercial message “Parakeet Suites”. Pursuant to Land Development Regulation (LDR) Section 23.5-2(e)(13)(C), 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 recommends retroactive approval of the mural installation subject to the condition that the commercial message is removed.

**PROPERTY DESCRIPTION:**

Owner	Jack Turner, Calculated Properties LLC
General Location	West side of South L Street, between Lake Avenue and 1 <sup>st</sup> Avenue South
PCN	38-43-44-21-15-021-0250
Zoning	Mixed-Use East (MU-E)
Existing Land Use	Multi-Family Residential
Future Land Use Designation	Downtown Mixed Use (DMU)

Location Map



**Consistency with the Strategic Plan**

The project is consistent with Pillar Three of the City’s Strategic Plan, as an additional mural in close proximity to 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 mural does not front the City’s major thoroughfares and is located on a side façade which is appropriate for a historic structure. However, the mural does contain a commercial message “Parakeet Suites” that would result in the entire mural being considered a sign. The property owner has agreed to remove the commercial message and staff has included a condition of approval to ensure the issue is remedied.

The LDRs also require that the design of the mural must meet the requirements of Section 23.2-31(I), which defines community appearance standards and 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 four parakeets surrounded by flowers. 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 mural was painted by Steven Goodman, an artist who also installed the bookshelf mural on the City of Lake Worth Beach Library. The completed mural at the subject property appears to be high quality, not causing 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 residential and commercial 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, 17 South L Street, is not applying for a Conditional Use Permit. Therefore, this criterion is not applicable to this application.

**HISTORIC PRESERVATION ANALYSIS:**

Historic commercial structures often utilized murals on the side and rear façades in downtown commercial core areas in order to advertise products or to add artistic beauty and interest within the downtown. Murals on the front of structures in historic commercial downtowns are atypical. The primary facades of these structures were typically reserved for signage and were not ornamented with murals so that the architectural details on the storefront facades could be readily visible. The mural will be installed on the north (side) façade, fronting the Cultural Council of Palm Beach County Project Space. It is staff's analysis that the mural location is appropriate for the Old Town Local Historic District.

**PUBLIC COMMENT:**

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

**CONCLUSION:**

Apart from the commercial message, the mural at the subject property complies with the City's LDRs, displays high quality, and is located on a side façade which is appropriate for a historic structure. Therefore, staff recommends approval subject to the conditions listed below:

**Conditions of Approval**

- 1) The commercial message "Parakeet Suites" shall be removed from the mural. The applicant shall apply for a City of Lake Worth Beach permit with a rendering showing the commercial message removed.
- 2) A Mural Removal Agreement shall be entered between the property owner and the City of Lake Worth Beach for the mural. This removal agreement shall be recorded with The Clerk and Comptroller of Palm Beach County.

**POTENTIAL MOTION:**

I MOVE TO **APPROVE** HRPB Project Number 21-00100014 Consideration of a request for mural installation for the contributing structure located at **17 South L Street**, based upon the competent substantial evidence in the staff report and pursuant to the City of Lake Worth Beach Land Development Regulations and Historic Preservation requirements.

I MOVE TO **DENY** HRPB Project Number 21-00100014 Consideration of a request for mural installation for the contributing structure located at **17 South L Street**, 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 and Historic Preservation requirements.

**ATTACHMENTS:**

- A. Property File Documentation
- B. Current Photos
- C. Mural Application