



PLANNING AND ZONING BOARD REPORT

HRPB Project Number 23-0000011: Request by Elaben Patel for installation of a new mural at 128 North Lakeside Drive. The subject site is zoned Multi-Family Residential (MF-20) and has a future land use designation of Downtown Mixed Use (DMU).

Meeting Date: September 13, 2023

Property Owner: Elaben Patel/ Mango Inn Bed & Breakfast

Applicant: Mango Inn Bed & Restaurant

Address: 128 North Lakeside Drive

PCNs: 38-43-44-21-15-034-0062

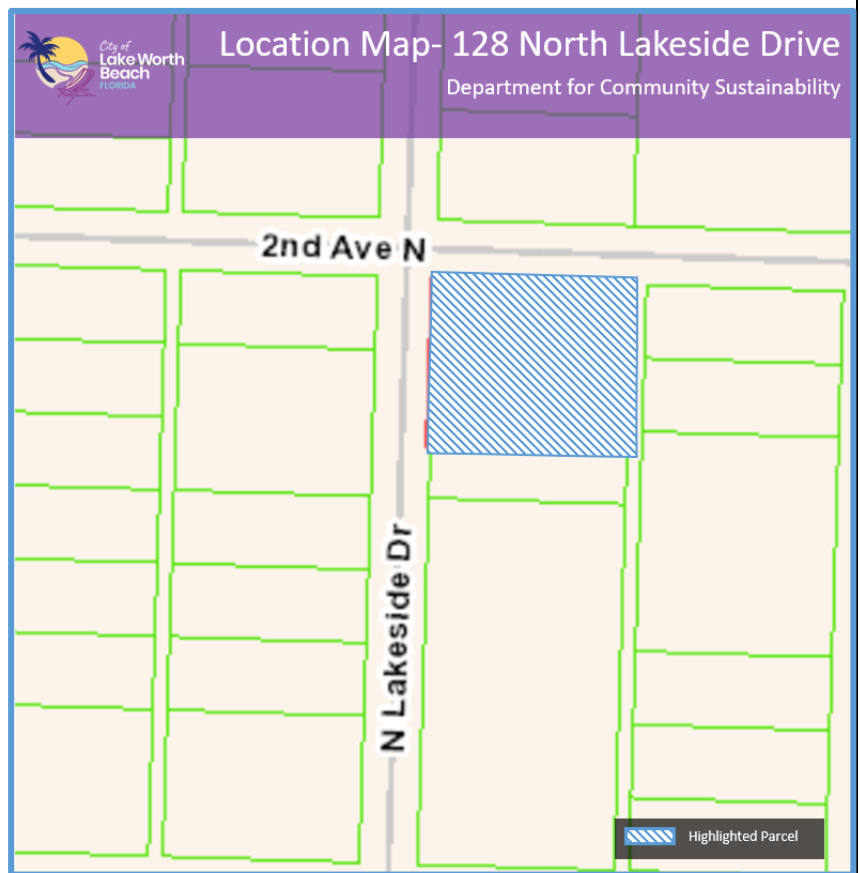
General Location: Southeast corner of North Lakeside Drive and 2nd Avenue North

Existing Land Use: Bed & Breakfast

Current Future Land Use Designation: Downtown Mixed Use (DMU)

Zoning District: Multi-family Residential (MF-20)

Location Map



RECOMMENDATION

The documentation and materials provided with the application request were reviewed for compliance with the applicable guidelines and standards found in the City of Lake Worth Beach Land Development Regulations (LDRs) and for consistency with the Comprehensive Plan. Staff recommends that the Board review the proposed mural for consistency with these standards. Photos of the mural are included as **Attachment A**. Additional information including the artist credentials for Eva Bilinski and a justification statement are included as **Attachment B**.

PROJECT DESCRIPTION

Elaben Patel is requesting approval for a retroactive mural installation on the west façade of the building fronting North Lakeside Drive. The mural is a painting of native South Florida vegetation, mango trees, water fountain and birds. The subject property is located in the Multi-family Residential (MF-20) zoning district and retains a Future Land Use (FLU) designation of Downtown Mixed Use (DMU). The existing land use of the subject building is a bed & breakfast.

PUBLIC COMMENT

Staff has not received letters of support or opposition from adjacent nor nearby neighbors.

BACKGROUND

The proposed mural will be 26' wide by 10' high on the west façade of the structure located at 128 North Lakeside Drive.

ANALYSIS

Consistency with the Comprehensive Plan and Strategic Plan

The City's Comprehensive Plan, including in both the Future Land Use Element and the Economic Development Element, has multiple goals, objectives and policies encouraging the arts and economic development through arts and cultural activities. The City's Strategic Plan Pillar III.D is to "Inspire arts and culture through City through events and program." Murals in general are consistent with both the Comprehensive Plan and Strategic Plan.

Consistency with the City's Land Development Regulations

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. In all other districts, murals shall be evaluated on a case-by-case basis in relation to their surroundings and environment.*

Staff Analysis: The proposed mural is not located in a commercial and industrial district, as such it will be reviewed on a case-by-case bases.

- *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.*

Staff Analysis: The proposed mural is located on a west façade that fronts North Lakeside Drive and is not along any of the City's major thoroughfare 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(l), which specifies community appearance review criteria. The criteria are listed below, and include staff's response to each criterion.

- *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: There are no commercial messages included in the mural.

Lake Worth Beach Code of Ordinances, Land Development Regulations Section 23.2-31(l); 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.

Analysis: The mural generally appears to be of good taste and good design. The mural is a painting of native South Florida vegetation, mango trees, a water fountain and birds. 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.

Analysis: The proposed mural is painted by Eva Bilinski, a Floridian artist. The proposed mural appears to be of a sufficient quality as to not cause harm to the local environment through the material depreciation in an appearance and value.

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.

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.

Analysis: The subject property, 128 North Lakeside Drive, is not applying for a Conditional Use Permit. Therefore, this criterion is not applicable.

CONCLUSION AND CONDITIONS

The proposed mural is appropriately located on the west façade of the building fronting North Lakeside Drive; is in conformity with good taste and design; and is in harmony with the surrounding area as required by and consistent with the City's Land Development Regulations. Staff recommends approval with conditions of the proposed mural installation request provided that the HRPB makes the determination that the location is appropriate for a mural as it outside of a commercial district. The conditions are outlined below:

Historic Preservation

1. The applicant shall apply for a City of Lake Worth Beach building permit for the installation of all murals included within HRPB 23-00000011.
2. This approval does not include any physical alterations to building exteriors aside from paint application.
3. A mural removal agreement shall be entered between the applicant and the City of Lake Worth. This removal agreement shall be recorded with The Clerk and Comptroller of Palm Beach County, prior to puling a permit.

BOARD POTENTIAL MOTION:

I MOVE TO APPROVE HRPB PROJECT NUMBER 23-00000011 for a **mural** installation for the structure located at **128 North Lakeside Drive**. The application meets the mural criteria based on the data and analysis in the staff report.

I MOVE TO DISAPPROVE HRPB PROJECT NUMBER 23-00000011 for a **mural** installation for the structure located at **128 North Lakeside Drive**. The project does not meet the mural criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the mural. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Proposed Mural
- B. Additional Information