



**MINUTES  
CITY OF LAKE WORTH BEACH  
PLANNING & ZONING BOARD REGULAR MEETING  
CITY HALL COMMISSION CHAMBER  
WEDNESDAY, JANUARY 18, 2023 -- 6:01 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were: Juan Contin, Chairman; Dan Walesky, Vice-Chair; Mark Humm; Edmond LeBlanc; Alexander Cull; Evelin Urcuyo. Absent: Zade Shamsi-Basha. Also present were: Abraham Fogel, Senior Community Planner; Scott Rodriguez, Principal Planner; Erin Sita, Assistant Director for Community Sustainability; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA**

**Motion:** D. Walesky moves to approve the agenda as presented, E. LeBlanc 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**APPROVAL OF MINUTES:**

A. December 14, 2022 Regular Meeting Minutes

**Motion:** M. Humm moves to approve December 14, 2022 Regular meeting minutes as presented, A. Cull 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**CASES:**

**SWEARING IN OF STAFF AND APPLICANTS** Board Secretary administered oath to those wishing to give testimony.

**PROOF OF PUBLICATION** Provided in the meeting packet

1) 731 South M Street

**WITHDRAWALS / POSTPONEMENTS:** None

**CONSENT:** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE:** None

**UNFINISHED BUSINESS:** None

**NEW BUSINESS:**

**A. PZB Project Number 22-01500008:** Consideration of a variance by Yolanda Silva at 731 South M Street for the installation of a shed between the principal structure and the public street. The subject site is zoned Single Family Residential (SF-R) and has a future land use designation of Single Family Residential (SFR).

This item will be continued to the February 1, 2023, Planning and Zoning Board (PZB) meeting.

**Motion:** D. Walesky moves to continue PZB 22-01500008 to the February 1, 2023 Regular Board meeting, E. Urcuyo 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**B. PZB Project Number 22-00000024:** A request by 1017 Lake Ave, LLC., for The Bohemian at 101 South East Coast Street for the establishment of a mural on the western building façade to replace existing signage and for the approval of a previously installed mural painted on the northern garage façade. The subject site is zoned Transit Oriented Development East (TOD-E) and has a future land use designation of Transit-Oriented Development (TOD).

**Staff:** A. Fogel present case findings and analysis. This is a request for the already installed mural as well as a new mural replacing existing signage. Since the development was approved as a Planned Development, it was conditioned there would be limited commercial signage. Similar to a previous project in which the Board determined that not all of the mural was construed to be a commercial message.

In particular the text BOHO. Board should determine

**Board:** How will the existing Bohemian signage be removed. Suggestion to sandblast to maintain the look.

**Owner:** Kemissa Colin of 1017 Lake Ave Affiliated Development LLC - 613 NW 3<sup>rd</sup> Ave Ft. Lauderdale. Artist states he intends to paint over.

**Staff:** When the signage was originally approved it was conditioned that only 20% of the mural would contain commercial messaging and 80% artwork. It was installed as presented at that meeting, not as conditioned. Similar to a recent brewery mural approval, is BOHO is different enough to constitute a mural? Or is it signage and be reduced to meet the 80/20 requirement?

**Board:** Struggle to see it as more of an art piece rather than signage. Or is it the nickname of the building, an identity, not selling or attracting potential buyers. Would look nice without the BOHO. Is it branding?

**Owner:** As there is no other place in the building where there is a reference to BOHO, it is not being used for marketing or branding.

**Board:** Different from other murals in that it is not all over the building façade. Should stick to the 20% and work with staff to revise so that the BOHO message is reduced.

**Staff:** Any increase in the mural area would require the mural to come back before the Board.

**Motion:** D. Walesky moves to approve PZB 22-00000024 with staff recommended Conditions of Approval; A. Cull 2<sup>nd</sup>.

**Vote:** Ayes all, unanimous.

**PLANNING ISSUES:** City Commission updates and designee to provide report. The Board will meet again prior to the first quarterly report. Discussion at the next Board meeting will include what will be brought forward to the Commission and who will present.

**PUBLIC COMMENTS** (3 minute limit) None

**DEPARTMENT REPORTS:** None

**BOARD MEMBER COMMENTS:** Thanks for Workforce Housing information.

**ADJOURNMENT:** 6:34 PM