CITY OF HOLLYWOOD, FLORIDA
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING DIVISION

DATE: September 8, 2016 **FILE:** 16-T-58

TO: Planning & Development Board/
Local Planning Agency

VIA: Leslie A. Del Monte, Planning Manager

FROM: Karina da Luz, Planning Administrator

SUBJECT: The City of Hollywood requests a Text Amendment to Article 8 Sign Regulations, of the Zoning and Land Development Regulations, amending regulations relative to murals City-wide and expanding the boundaries of the CRA Mural Program.

APPLICANT'S REQUEST:

A Text Amendment to Article 8, Sign Regulations of the Zoning and Land Development Regulations; amending regulations relative to murals and expanding the Mural Program Area.

STAFF'S RECOMMENDATION:

The Planning and Development Board, acting as the Local Planning Agency, forward a **recommendation** of approval to the City Commission.

BACKGROUND

Currently, the Zoning and Land Development Regulations require the Planning and Development Board review all murals, super graphics and painted designs. While as established by the Mural Program, the CRA oversees the process for murals being proposed within the Downtown Community Redevelopment Area.

On April 4, 2012, the City Commission approved an Ordinance modifying the approval process for murals within the Music District of the Downtown Community Redevelopment Area (CRA) and changing City-wide advertising requirements to posting a sign on the property in lieu of mailed notifications. Subsequently, on April 16, 2014 the Commission approved an Ordinance expanding the geographic boundaries for the Downtown Community Redevelopment Area's Mural Program with the inclusion of properties fronting Dixie Highway within the CRA boundaries (Attachment B).

REQUEST

The City of Hollywood requests a Text Amendment to Article 8 to the Zoning and Land Development Regulations entitled "Sign Regulations" to amend regulations relative to murals City-wide and to expand the boundaries of the CRA Mural Program to include the Beach CRA geographic boundary area. Currently, the Zoning and Land Development Regulations requires design approvals for murals to be considered by the Planning and Development Board. The new proposal would eliminate this procedure, requiring an approval from the Artwork Selection Committee for all murals outside of the Downtown and Beach Community Redevelopment Area. Such procedure will follow a process established by Resolution of the City Commission. However, the Planning and Development Board will remain with the responsibility of considering supergraphics.

Although, murals are currently permitted City-wide, providing a review by the Artwork Selection Committee and establishing guidelines promotes the encouragement of beautification to existing buildings. With proper use, artistic murals can be a desirable component in the creation of an attractive built environment and can stimulate economic development, not only with in the Downtown but also City-wide. Therefore, the request is consistent with the City-wide Master Plan and Comprehensive Plan by following Goals and Policies enabling the possibility for prosperous businesses, beautification of the city, and many other positive components that thrives a successful city.

In addition to the City-wide request, the boundaries for the Community Redevelopment Agency program for murals would be extended by adding the Beach CRA District.The Downtown Hollywood Mural Project has been successful in attracting more art related activities, businesses and events. Seeing the revitalization in many parts of Downtown, the Community Redevelopment Agency would now have the opportunity to establish a mural program within the Beach District. Furthermore, the extension of the program will provide opportunities to local artists by displaying their work throughout the community, while showing the distinctive character of the City of Hollywood compared to other South Floridian cities.

BACKGROUND

Applicant: City of Hollywood
Address/Location: City-wide

CONSISTENCY WITH CITY-WIDE MASTER PLAN

The proposed request is consistent with the following policies and guiding principles of the City-wide Master Plan:

Goal: *Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

Guiding Principle: *Attract and retain businesses that will increase economic opportunities for the City while enhancing the quality of life for residents.*

Guiding Principle: *Promote the highest and best use of land in each sector of the City without compromising the goals of the surrounding community.*

Policy CW.44: *Foster economic development through creative land use, zoning and development regulations, City services and City policies.*

This text amendment will help the City of Hollywood to remain competitive, aid redevelopment and growth and provide new creative ways may be brought into the picture. Also, it will allow business owners to work together with the CRA in a common vision for the downtown and Beach District. As previously mentioned, when used appropriately and creatively, murals can help enhance not only a building but also an area. By attracting new busineses and tourists the initiative can also help create a more marketable image for the city. The proposed Text is consistent with the City-wide Master Plan by encouraging the ability to increase economic opportunities and promote the highest and best use without compromising goals of the community.

CONSISTENCY WITH COMPREHENSIVE PLAN

The proposed text amendment is consistent with the Comprehensive Plan, based upon the following:

Goal: *Promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.*

Objective 4: *Promote improved architectural and street scape design standards, code enforcement, economic development, neighborhood planning, and public information dissemination to maintain and enhance neighborhoods, businesses and tourist areas.*

Objective 5: Encourage appropriate infill, redevelopment in blighted areas throughout the City, and economic development in blighted business and tourist areas.

Policy 5.6: *Simplify the Zoning and Development Regulations.*

The proposed amendment will allow the City of Hollywood to continue and expand redevelopment efforts to attract new businesses and motivate existing tenants to improve their property through the utilization of murals. As previously mentioned, when properly used, murals can help enhance a building and when combined with multiple murals, they can create a city attraction. The proposed ordinance will allow the Artwork Selection Committee to be directly involved in the process of reviewing murals.

APPLICABLE CRITERIA:

Analysis of Criteria and Findings for Text Amendments as stated in the City of Hollywood's Zoning and Land Development Regulations.

CRITERIA 1: The proposed change is consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan as amended from time to time.

ANALYSIS: The Goal of the Comprehensive Plan is to *promote a distribution of land uses that will enhance and improve the residential, business, resort, and natural communities while allowing land owners to maximize the use of their property.* The proposed Text Amendment only suggests altering the procedure for a permitted sign. As such, the proposed amendment is consistent with the goals, objectives and policies of the adopted Comprehensive Plan which encourage the ability to increase economic opportunities and promote the highest and best use without compromising goals of the community. The change in the procedure encourages existing and future businesses to allow for revitalization City-wide, this not only promotes economic growth but also the aesthetics of the City of Hollywood.

FINDING: Consistent.

CRITERIA 2: That conditions have substantially changed from the date the present zoning regulations were established.

ANALYSIS: Constant change is seen throughout the years, therefore new processes are necessary in order to implement growth in order for the City of Hollywood to remain competitive, encourage revitalization and growth City-wide. Therefore, new and creative processes need to be implemented. Amending the Sign Regulations allows more manageability and encouragement for applicants to help revitalize the city. This incentive can start by simply having a specific Board, in this case the Art Selection Committee, to have direct oversight of the review process for murals within the city. Thereby, allowing them to be more involved in the aesthetics City-wide. Also, it will allow business owners to work together with the City of Hollywood along with the Community Redevelopment Agency in a common vision for the city. Additionally, when used appropriately and creatively, murals can help enhance not only a building but also an area.

FINDING: Consistent.

ATTACHMENTS:

Attachment A: Application Package
Attachment B: Applicable Ordinances/Resolutions
Attachment B: Existing Zoning and Land Development Regulations
Attachment C: Map

ATTACHMENT A
Application Package

DEPARTMENT OF PLANNING

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only):_____

GENERAL APPLICATION

Tel: (954) 921-3471
Fax: (954) 921-3347

This application must be completed in full and submitted with all documents to be placed on a Board or Committee's agenda.

The applicant is responsible for obtaining the appropriate checklist for each type of application.

Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

At least one set of the submitted plans for each application must be signed and sealed (i.e. Architect or Engineer).

Documents and forms can be accessed on the City's website at http://www.hollywoodfl.org/DocumentCenter/Home/View/21

APPLICATION TYPE (CHECK ONE):

☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☒ Planning and Development Board
Date of Application:_____

Location Address: Citywide
Lot(s):_____ Block(s): _____ Subdivision: _____
Folio Number(s): _____
Zoning Classification: _____ Land Use Classification: _____
Existing Property Use: _____ Sq Ft/Number of Units: _____
Is the request the result of a violation notice? ( ) Yes (X) No If yes, attach a copy of violation.
Has this property been presented to the City before? If yes, check al that apply and provide File Number(s) and Resolution(s):_____

☐ Economic Roundtable ☐ Technical Advisory Committee ☐ Historic Preservation Board
☐ City Commission ☐ Planning and Development

Explanation of Request: A text amendment to the Zoning and Land Development Regulations to create a definition of mural and establish review by the Artwork Selection Committee.

Number of units/rooms: _____ Sq Ft: _____
Value of Improvement: _____ Estimated Date of Completion: _____
Will Project be Phased? ( ) Yes ( )No If Phased, Estimated Completion of Each Phase
_____
_____

Name of Current Property Owner: City of Hollywood
Address of Property Owner: 2600 Hollywood
Telephone: 954.921.3201 Fax: 954.921.3314 Email Address: lm-b@hollywoodfl.org
Name of Consultant/Representative/Tenant (circle one): _____
Address: _____ Telephone: _____
Fax: _____ Email Address: _____
Date of Purchase: _____ Is there an option to purchase the Property? Yes ( ) No ( )
If Yes, Attach Copy of the Contract.
List Anyone Else Who Should Receive Notice of the Hearing: _____
_____ Address:_____
_____ Email Address: _____
_____

DEPARTMENT OF PLANNING

2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____ Date: 3/22/16

PRINT NAME: _____ Date: _____

Signature of Consultant/Representative: _____ Date: _____

PRINT NAME: _____ Date: _____

Signature of Tenant: _____ Date: _____

PRINT NAME: _____ Date: _____

CURRENT OWNER POWER OF ATTORNEY

I am the current owner of the described real property and that I am aware of the nature and effect the request for (project description)_____ to my property, which is hereby made by me or I am hereby authorizing (name of the representative)_____ to be my legal representative before the _____(Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

_____
SIGNATURE OF CURRENT OWNER

_____
Notary Public State of Florida

_____
PRINT NAME

My Commission Expires:_____(Check One)_____Personally known to me; OR _____

ATTACHMENT B
Applicable Ordinances/Resolutions

PO-2012-06

ORDINANCE NO. O-2012-06

(12-T-11)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ARTICLE 8, SECTION 8.4 D. OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ENTITLED "SIGN DESIGN REGULATIONS" IN ORDER TO REVISE THE REVIEW PROCESS FOR EXTERIOR MURALS LOCATED WITHIN THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA MUSIC DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE, A REPEALER PROVISION, AND AN EFFECTIVE DATE.

WHEREAS, Section 8.4 D. of the Zoning and Land Development Regulations currently requires that the Development Review Board review all exterior murals, super graphics, and painted designs; and

WHEREAS, creating an attractive and desirable environment within the boundaries of the Community Redevelopment area is a top priority to the City of Hollywood and its residents; and

WHEREAS, artistic murals can be a desirable component in the creation of an attractive and desirable environment within the Community Redevelopment Area; and

WHEREAS, establishing an appropriate approval process for consideration of murals in the Music District located within the boundaries of the Community Redevelopment Area is a priority to the City of Hollywood and its residents; and

WHEREAS, the City Commission of the City of Hollywood has determined that it is in the public interest to modify and update the provisions related to the approval process for murals within the Music District located within the boundaries of the Downtown Community Redevelopment Area; and

WHEREAS, the City Commission of the City of Hollywood deems it to be in the public interest to delegate to the CRA Board the ability to establish an approval process for murals within the Music District located within the boundaries of the Downtown Community Redevelopment Area; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a zoning text change of regulatory controls may be filed; and

(Coding: Words in ~~struck-through~~ type are deletions from existing law; words underscored are additions.)

WHEREAS, the Department of Planning and Development Services analyzed the proposed text amendment and submitted the same to the Planning and Development Board; and

WHEREAS, on March 8, 2012, the Planning and Development Board reviewed the proposed text amendment at a duly noticed public hearing and recommended approval of the text amendment to Article 8, Sections 8.4 D. of the Zoning and Land Development Regulations; and

WHEREAS, the City Commission following review of the proposed text amendment at a duly noticed public hearing, accepts such recommendations as set forth herein and finds them to be in the best interest of the citizens of Hollywood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That Article 8, Section 8.4 D. of the Zoning and Land Development Regulations entitled "Sign Design Regulations" is hereby amended as follows:

ARTICLE 8. SIGN REGULATIONS

* * *
* * *

§ 8.4 Sign Design Regulations.

* * *

D. 1. The ~~Development~~ Planning and Development ~~Review~~ Board shall review all exterior murals, super graphics, and painted designs ("Murals"). ~~Notice of the Development Review meetings shall be given to all property owners within 500 feet of the subject property for review of murals and super graphics exceeding 200 square feet.~~ Renderings of construction signs shall be reviewed by the Office of Planning staff.

2. In instances where Murals will be located in the Downtown Community Redevelopment Area's Music District, such Murals shall be reviewed through a process established by the CRA Board.

3. Notification of the hearing to review the Mural application shall be posted ten (10) days prior to the scheduled hearing on the subject property with a notice of the request including the date, location and time of the hearing on such matter.

* * *

ORDINANCE: "SIGN DESIGN REGULATIONS

Section 2: That it is the intention of the City Commission and it is hereby ordained that the provisions of this section shall be made a part of the Zoning and Land Development Regulations and the sections of the Regulations may be renumbered to accomplish such intentions.

Section 3: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 4: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances and all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised on March 23, 2012.

PASSED on first reading this 15 day of Feb, 2012.

PASSED AND ADOPTED on second reading this 4 day of April, 2012.

PETER BOBER, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.

JEFFREY P. SHEFFEL, CITY ATTORNEY OR

4/5/12pac

PO-2014-05

(14-T-01)

ORDINANCE NO. O-2014-05

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING ARTICLE 8, SECTION 8.4 D. OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ENTITLED "SIGN DESIGN REGULATIONS" IN ORDER TO EXPAND THE GEOGRAPHIC BOUNDARIES FOR THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA'S MURAL PROGRAM; PROVIDING FOR A SEVERABILITY CLAUSE, A REPEALER PROVISION, AND AN EFFECTIVE DATE.

WHEREAS, Section 8.4 D. of the Zoning and Land Development Regulations currently requires that the Development Review Board review all exterior murals, super graphics, and painted designs; and

WHEREAS, creating an attractive and desirable environment within the boundaries of the Community Redevelopment area is a top priority to the City of Hollywood and its residents; and

WHEREAS, artistic murals can be a desirable component in the creation of an attractive and desirable environment within the Community Redevelopment Area; and

WHEREAS, on April 4, 2012, the City Commission passed and adopted Ordinance No. O-2012-06 which established a review process for exterior murals located within the Downtown CRA's Music District; and

WHEREAS, the CRA's mural program has been well received and has been successful in enhancing the aesthetics of the Music District that the CRA has determined that it would be most beneficial to expand the mural program to a larger core of the Downtown District and further boost the economic growth and promote beautification to a larger core of the Downtown by incorporating properties fronting major corridors in the CRA; and

WHEREAS, the Zoning and Land Development Regulations provide that an application for a zoning text change of regulatory controls may be filed; and

WHEREAS, the Department of Planning and Development Services analyzed the proposed text amendment and submitted the same to the Planning and Development Board; and

WHEREAS, on February 13, 2014, the Planning and Development Board reviewed the proposed text amendment at a duly noticed public hearing and

(Coding: Words in ~~struck through~~ type are deletions from existing law; words underscored are additions.)

recommended approval of the text amendment to Article 8, Sections 8.4 D. of the Zoning and Land Development Regulations; and

WHEREAS, the City Commission following review of the proposed text amendment at a duly noticed public hearing, accepts such recommendations as set forth herein and finds them to be in the best interest of the citizens of Hollywood;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That Article 8, Section 8.4 D. of the Zoning and Land Development Regulations entitled "Sign Design Regulations" is hereby amended as follows:

ARTICLE 8. SIGN REGULATIONS

* * *

* * *

§ 8.4 Sign Design Regulations.

* * *

D. 1. The Planning and Development Board shall review all exterior murals, super graphics, and painted designs ("Murals"). Renderings of construction signs shall be reviewed by the Department of Planning and Development Services staff.

2. In instances where Murals will be located in ~~the~~ those areas within the Downtown Community Redevelopment Area's ~~Music District~~ as more specifically depicted in Appendix "1", Diagram 2 (CRA Mural Program Area), such Murals shall be reviewed through a process established by the CRA Board.

3. Notification of the hearing to review the Mural application shall be posted ten (10) days prior to the scheduled hearing on the subject property with a notice of the request including the date, location and time of the hearing on such matter.

* * *

Section 2: That it is the intention of the City Commission and it is hereby ordained that the provisions of this section shall be made a part of the Zoning and Land Development Regulations and the sections of the Regulations may be renumbered to accomplish such intentions.

AN ORDINANCE AMENDING ARTICLE 8, SECTION 8.4 D. OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ENTITLED "SIGN DESIGN REGULATIONS" IN ORDER TO EXPAND THE GEOGRAPHIC BOUNDARIES FOR THE DOWNTOWN COMMUNITY REDEVELOPMENT AREA'S MURAL PROGRAM; PROVIDING FOR A SEVERABILITY CLAUSE, A REPEALER PROVISION, AND AN EFFECTIVE DATE. (14-T-01)

Section 3: That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 4: That all sections or parts of sections of the Zoning and Land Development Regulations, Code of Ordinances and all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed to the extent of such conflict.

Section 5: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

Advertised on April 4, 2014.

PASSED on first reading this 19 day of March, 2014.

PASSED AND ADOPTED on second reading this 16 day of April, 2014.

PETER BOBER, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC, CITY CLERK

APPROVED AS TO FORM & LEGALITY
for the use and reliance of the
City of Hollywood, Florida, only.

JEFFREY P. SHEFFEL, CITY ATTORNEY

Mural Extension

CITY OF HOLLYWOOD, FLORIDA
DIAMOND OF THE GOLD COAST
INCORPORATED 1925

PLANNING AND DEVELOPMENT SERVICES

Legend

- Streets
- Major Roads
- CRA Boundary
- Current Mural Boundary
- Mural Extension
- Mural Corridors (Frontage Required)

0 195 390 780 Feet

N

GIS File: H:\GIS Maps\PDFs\Zoning Letters\ Mural Extension 1/28/14

ATTACHMENT C
Existing Zoning and Land Development Regulations

Print

City of Hollywood Zoning and Land Development Regulations

§ 8.4. Sign Design Regulations.

Every sign reviewed in accordance with the provisions of this Article shall be reviewed for design, placement, shape, type, color and material.

A. Design requirements. Sign design and materials used shall be coordinated with the architecture of the building and neighboring tenants if the building has multiple bays and shall conform to the following:

1. The following sign media are permitted:

a. Individually flush mounted or reverse channeled letters.

b. Metal panel with "push through" or "die cut" letters.

c. Stuccoed surface with individually channeled lettering.

d. Painted wall signs applied directly to flat, solid stucco surfaces or other such smooth surfaces.

e. Where other primary signage options are available, signs shall not be permitted on mansard roofs.

2. Signage at multi-tenant properties and shopping centers shall be uniform in color, font and letter size. Up to three variations are permitted in any one of the three categories provided the remaining two are limited to one type (ex. red, white and blue, Aerial font, 12" letters).

3. Sign colors shall not be fluorescent colors and shall coordinate and contrast with the background colors of the building or mounting surface.

4. Existing storefronts or facades shall not be modified to provide larger signage.

5. Signs must not obscure architectural features.

6. The sides and trim of channel letters must either match the face color, building color or be of a uniform color throughout the project.

B. Monument signs. In addition to § 8.4.A, monument signs shall provide visual interest with a curvilinear shape, geometric design or logo at the top and be compatible with the architecture of the development and include the street address of the development.

C. The Planning and Development Board shall review applications for neon applied to the exterior of any building for aesthetic purposes. This does not include neon signs nor neon window banding.

D. 1. The Planning and Development Board shall review all exterior murals, super graphics, and painted designs ("Murals"). Renderings for construction signs shall be reviewed by the Department of Planning and Development Services staff.

2. In instances where Murals will be located in those areas within the Downtown Community Redevelopment Area as more specifically depicted in Appendix "1," Diagram 2 (CRA Mural Program Area), such Murals shall be reviewed through a process established by the CRA Board.

3. Notification of the hearing to review the Mural application shall be posted ten (10) days prior to the scheduled hearing on the subject property with a notice of the request including the date, location and time of the hearing on such matter.

E. The Planning and Development Board shall review requests for box signs pursuant to § 8.6.G.14.

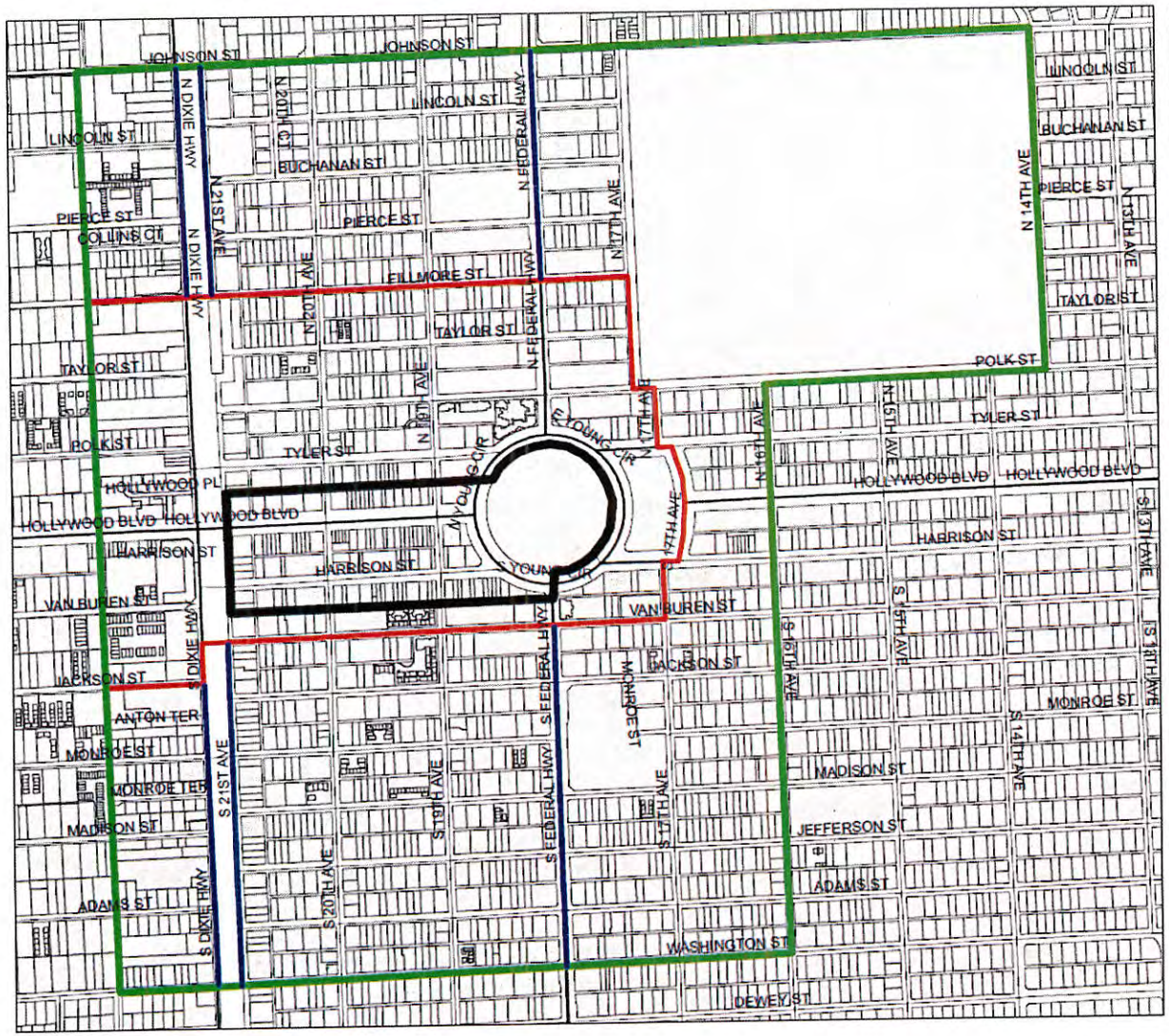
F. All structural, electrical, and mechanical members utilized in the construction, erection and operation of signs shall be concealed except for vertical supports or other supporting members which are designed and arranged consistent with this article so as to be an integral part of the aesthetic composition of a sign. Raceways and raceway mounting of letters are prohibited unless existing structural building conditions, such as certain class structures, warrant this type of mounting.

(Ord. O-2000-40, passed 12-20-2000; Am. Ord. O-2001-16, passed 5-16-2001; Am. Ord. O-2008-21, passed 9-3-2008; Am. Ord. O-2011-14, passed 5-4-11; Am. Ord. O-2012-06, passed 4-4-12; Am. Ord. O-2014-05, passed 4-16-14)

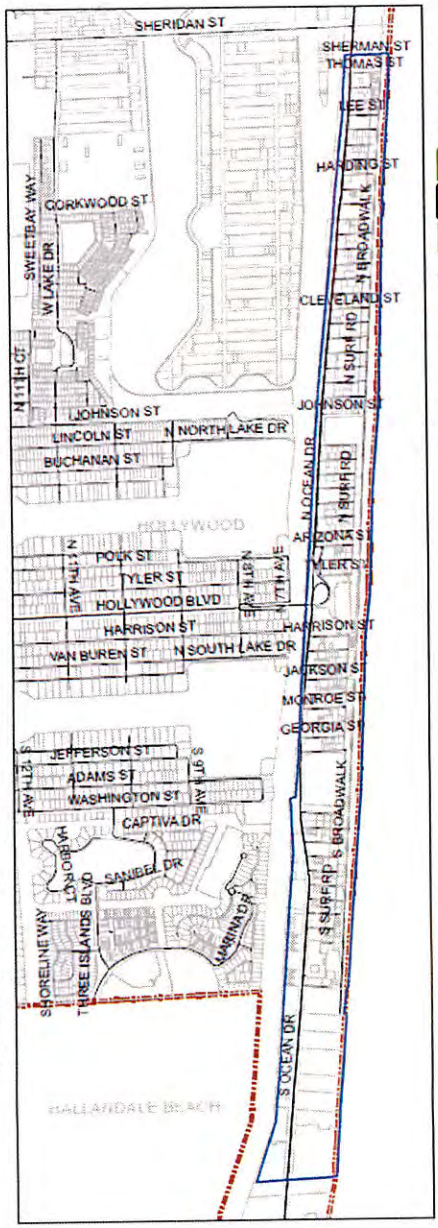
ATTACHMENT D
Map

CRA Mural Program

DEVELOPMENT SERVICES
PLANNING DIVISION



NOT TO SCALE



Legend

- Streets
- Major Roads
- CRA Boundary
- Current Mural Boundary
- Mural Extension
- Mural Corridors (Frontage Required)
- City Boundary
- Cities
- Streets
- Beach CRA

GIS File H:\GIS Maps\PDFs\Beach CRA District\08-29-2016