



PLANNING AND ZONING BOARD REPORT

PZB Project Number 26-00000010: A sculpture installation request for the property located at 1919 North Dixie Highway. The property is zoned Mixed Use – Dixie Highway (MU-DH) and has a Mixed Use – East (MU-E) future land use designation.

Meeting Date: July 1, 2026

Property Owner: Harrys Open Door Inc

Applicant: Louis J. DeStout

Address: 1919 North Dixie Highway

PCNs: 38-43-44-16-05-006-0010

General Location: Southwest 1900 block of North Dixie Highway

Existing Land Use: Commercial

Current Future Land Use Designation: Mixed Use – Easy (MU-E)

Zoning District: Mixed Use – Dixie Highway (MU-DH)

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 and Strategic Plan. The proposed mural is consistent with the Comprehensive Plan, Strategic Plan, and LDRs as conditioned. Therefore, a **recommendation of approval with conditions** is provided to the Planning and Zoning Board. The conditions are located on pages 3 and 4 of this report.

A picture of the sculpture, sculpture specifications, and a justification statement are included as **Attachment A**.

PROJECT DESCRIPTION

The applicant, Louis J. DeStout, is requesting approval for a 64" tall sculpture attached to the structure facing North Dixie Highway. The proposed sculpture consists of a dinosaur holding a cluster of bananas. According to the applicant, the establishment contains a collection of artifacts and memorabilia that reflect the history of Lake Worth Beach and the surrounding area. The applicant states that the dinosaur sculpture was acquired from the Cox Science Center and Aquarium and subsequently refurbished for display at the property. The addition of the bananas is intended to complement the name and theme of the establishment.

The proposed project is among the first applications reviewed under the City's recently adopted public art regulations established through Ordinance 2026-02. While the ordinance created a regulatory framework for both murals and sculptures attached to structures, this staff report is limited to the review of a sculpture application.

Ordinance 2026-02 amended Chapter 23 of the Land Development Regulations (LDRs) to update and to clarify the City's public art regulations in support of its commitment to arts and culture. The amendments define murals and sculptures, identify when permits are required, establish design and installation standards, outline review procedures, and clarify when such features may be considered signage under the City's regulations.

Accordingly, the analysis contained in this staff report focuses solely on the sculpture provisions of Ordinance 2026-02 and their application to the proposed project.

PUBLIC COMMENT

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

BACKGROUND

Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

Construction: The existing structure was constructed in 1947.

Use: The applicant has occupied the property since 2000, during which time the site has continuously operated as a bar.

Code Compliance: There are no active code cases associated with this property.

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 programs." 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 sculpture is defined as, "A three-dimensional work of art, which may be freestanding, wall, supported, or suspended, constructed from any material or combination of materials." The analysis for the sculpture is provided in this section below and is consistent with the installation criteria located in Attachment A.

LDR Section 23.4-27 provides standards and requirements for mural and sculpture installation within the City. With regard to placement, location, and size of murals and sculptures, generally:

Section 23.4-27(d); Design: *All murals and sculptures attached to structures shall be designed in a matter that complements, supports and harmonizes with the proposed and/or existing architecture and using durable materials suited for display outdoors.*

Staff Analysis: The proposed sculpture consists of a dinosaur holding a cluster of bananas and is intended to reflect the character and theme of the establishment. Staff find that the sculpture is consistent with the unique and eclectic nature of the business and functions as a decorative element that complement the property's existing use and overall appearance.

Section 23.4-27(f); Location: *Murals and sculptures shall be allowed throughout the city; however, they shall be permitted on street facing facades of buildings or structures along any of the City's Major Thoroughfare or within the Downtown (DT) zoning district, only upon findings by the planning and zoning board or historic resources preservation board, as applicable that the mural or sculpture complies with the major thoroughfare design guidelines and/or the historic preservation design guidelines, as applicable.*

Staff Analysis: The proposed sculpture is located on a street-facing façade along Dixie Highway, which is designated as a Major Thoroughfare. Therefore, approval by the Planning and Zoning Board is required.

Section 23.4-27 (h); Signs: *Murals and sculptures are not intended to function as signage. Murals or sculptures that contain shall be considered signs and shall comply with Section 23.5-1 of these LDRs.*

Staff Analysis: There are no commercial messages included in the sculpture.

Section 23.4-27(g) Murals and sculptures attached to structures, Criteria required for approval:

The Land Development Regulations require all Murals and sculpture requests to be analyzed for consistency with Section 23.4-27(g). Staff has reviewed the application against this section which the analysis outlined as follows:

1. The mural or structure must be compatible with the existing or proposed architecture, zoning district, surrounding land uses, and adopted comprehensive plan policies

Staff analysis: The proposed sculpture is attached to an existing commercial building within the MU-DH zoning district and serves as a decorative feature associated with the established business operating on the site. Staff finds that the sculpture is compatible with the character of the property and the surrounding commercial land uses. The sculpture does not alter the principal use of the site or conflict with the intent of the applicable zoning district. Therefore, the proposal meets this criterion.

2. The mural or sculpture must be scaled in proportion to the area of the wall of the structure on which it will be attached and not obscure or alter primary architectural features of the sculpture

Staff analysis: The proposed sculpture will be installed on top of the building and is appropriately scaled in relation to the size of the structure. At approximately 64 inches in height, the sculpture remains subordinate to the building and does not overwhelm the overall appearance of the property. Additionally, the sculpture will not obscure, alter, or interfere with any primary architectural features of the structure. Therefore, staff finds that the proposal meets this criterion.

3. The mural or sculpture must not create a safety hazard or obstruct visibility, access, or traffic control devices.

Staff analysis: The proposed sculpture will be mounted on top of the building and will not encroach into pedestrian walkways, vehicular travel lanes, or other circulation areas. The sculpture will not obstruct visibility at intersections, interfere with access to the site, or impede the visibility of any traffic control devices. Based on the proposed location and installation method, staff finds that the sculpture does not create a safety hazard and meets this 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 sculpture installation generally appears to be of good taste and good design. The sculpture serves as a decorative feature associated with an established local business and contributes to the eclectic character of the surrounding area. Staff finds that the proposal is generally consistent with principles of good design and supports the Comprehensive Strategic Plan's goal of enhancing the City's identity and fostering arts and culture.

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 sculpture was obtained from the Children's Cox Science Center. Staff finds that the sculpture is of sufficient quality and condition such that it will not adversely affect the appearance of the property or surrounding area.

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

Staff analysis: The subject property is located within an area characterized by a mix of commercial and residential uses. The proposed sculpture is compatible with the existing use of the property and is consistent with the City's support for public art and cultural expression. Staff finds that the sculpture is in harmony with the surrounding area, complies with the applicable requirements of the Land Development Regulations, and is consistent with the goals and policies of the Comprehensive Plan. Therefore, the proposal meets this criterion.

4. The proposed structure or project complies with this section and 23.2-29, as applicable.

Staff analysis: The subject property is not applying for a Conditional Use Permit. Therefore, this criterion is not applicable.

CONCLUSION AND CONDITIONS

Staff is recommending approval of the proposed sculpture installation based on staff analysis as it is in conformity with good taste and design; and is in harmony with the area as required by and consistent with the City's Land Development Regulations. Staff has drafted conditions of approval for the proposed mural installation request, outlined below:

Planning and Zoning

1. The applicant shall apply for a City of Lake Worth Beach building permit for the installation of the sculpture.
2. This approval does not include any physical alterations to the building's exterior aside from the sculpture installation.
3. The sculpture shall be maintained in a safe and secure manner at all times. In advance of forecasted severe weather events, including hurricanes and tropical storms, the sculpture shall be removed from the roof and securely stored until conditions permit its safe reinstallation.

BOARD POTENTIAL MOTION:

I MOVE TO APPROVE PZB PROJECT NUMBER 26-00000010 for a **sculpture** installation on the east façade of the building located at **1919 North Dixie Highway**. The application meets the mural criteria based on the data and analysis in the staff report.

I MOVE TO DISAPPROVE PZB PROJECT NUMBER 26-00000010 for a **sculpture** installation on the east façade of the building located at **1919 North Dixie Highway**. The project does not meet the mural criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Planning & Zoning Board's decision will be final decision for the Murals. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Supporting Documents (application, dinosaur sculpture images, justification statement, etc.)
- B. Installation requirements for new murals and sculptures

ATTACHMENT B – Installation requirements for murals and sculptures

Section 23.4-27(e) Installation. Any mural or sculpture attached to structures shall be installed:	Analysis
1. <i>In strict conformity with approved plans and any special conditions.</i>	In compliance
2. <i>By an artist, sculptor, artisan, painter, craftsperson or similarly qualified person as demonstrated through related experience, talent, expertise, training, and/or education.</i>	In compliance
3. <i>Properly and safely applied or affixed to the structure's surface, using proper sealant, exterior paint, and/or other materials.</i>	In compliance
4. <i>The conditional use exactly as proposed will not result in more intensive development in advance of when such development is approved by the future land use element of the comprehensive plan.</i>	In compliance
5. <i>In a manner that allows for maintenance in accordance with subsection (j)</i>	In compliance
6. <i>Maximum height may extend the existing or proposed structure by up to ten (10) feet, provided the total height does not exceed maximum height allowed in the corresponding zoning district.</i>	In compliance