



PLANNING AND ZONING BOARD REPORT

PZB Project Number 26-00000009: A mural installation request for the property located at 1121 Lucerne Avenue. The property is zoned Public Recreation and Open Space (PROS) and has a Transit Oriented Development (TOD) future land use designation.

Meeting Date: July 1, 2026

Property Owner: City of Lake Worth Beach

Applicant: Joan Oliva

Address: 1121 Lucerne Avenue

PCNs: 38-43-44-21-15-515-0010

General Location: Between Lucerne Avenue and Lake Avenue, west of North G Street

Existing Land Use: Institutional

Current Future Land Use Designation: Transit Oriented Development (TOD)

Zoning District: Public Recreation and Open Space (PROS)

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 rendering of the mural, the mural specifications, artist information for Fabio Onrack, and a justification statement are included as **Attachment A**.

PROJECT DESCRIPTION

The applicant, Joan Oliva, is requesting approval for a new mural on the entire north façade of the building at 1121 Lucerne Avenue. The site currently operates as the City Community Redevelopment Agency's (CRA) office, also known as the HATCH building. The proposed mural is designed to complement and integrate with the building's architectural features while enhancing the visual character of the façade. The artwork incorporates fluid forms and dynamic curves that create a sense of movement and contribute to the site's visual interest within the surrounding urban environment. The mural will be executed using premium-grade acrylic paints with high UV protection and weather resistance, providing long-term durability and ease of maintenance.

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 mural application.

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

Accordingly, the analysis contained in this staff report focuses solely on the mural 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 1964.

Use: The subject property has a history of approved mural installations on the same façade, with approvals granted in 2017, 2018, and 2019.

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 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, a fence or a wall." The analysis for the mural 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. Regarding 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 mural incorporates dynamic curves and elements that contribute to the visual character of the building and surrounding area. The mural will be executed using premium-grade acrylic paints designed for long-term durability and resistance to weathering and UV exposure.

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 mural is located on a street-facing façade along Lucerne Avenue, a designated Major Thoroughfare. The Major Thoroughfare Design Guidelines recognize public art and murals as features that can contribute to a sense of identity and make public spaces more inviting and visually interesting. Because the mural is visible from a Major Thoroughfare, Planning and Zoning Board approval is required. The Board must determine whether the proposed mural complies with the applicable review criteria set forth in the Land Development Regulations.

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 mural.

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 have 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 mural incorporates design elements that complement the existing building façade and contribute to the visual character of the area. The mural is compatible with the surrounding land uses and is consistent with the City's policies supporting public art. The subject property has previously received approvals for murals on the same façade, demonstrating that mural installations have historically been found compatible with the site and surrounding context. **Meets 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 mural is scaled proportionately to the wall area on which it will be installed and does not extend beyond the boundaries of the façade. In addition, the mural does not obscure or alter any primary architectural features of the building. **Meets Criterion.**

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

Staff analysis: The proposed mural will be painted directly onto the existing building façade and does not project into any pedestrian or vehicular circulation areas. The mural will not obstruct visibility, access points, or traffic control devices and does not create a safety hazard. **Meets 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 proposed mural is intended to enhance the appearance of the building and contribute to the visual character of the intersection of F Street and Lucerne Avenue. The mural was designed by artist Fabio Onrack and incorporates artistic elements that add visual interest to the streetscape. As the applicant, the Community Redevelopment Agency (CRA) proposes the mural as part of its ongoing efforts to revitalize and beautify the western corridor. The project is consistent with the City's goals of promoting public art, placemaking, and cultural expression. Staff finds that the mural is generally consistent with principles of good design and contributes positively to the image and character of 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 proposed mural will be painted using premium exterior-grade acrylic paints designed for long-term outdoor use. According to the applicant, the materials include UV protection and high weather resistance, which will help maintain the mural's appearance over time. The mural is also expected to require minimal maintenance and provide long-lasting durability. Therefore, the proposed mural appears to be of a high quality and is not anticipated to cause 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 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 mural 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 mural 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 mural.
2. This approval does not include any physical alterations to the building's exterior aside from mural installation.

BOARD POTENTIAL MOTION:

I MOVE TO APPROVE PZB PROJECT NUMBER 26-00000009 for a **mural** installation on the north façade of the building located at **1121 Lucerne Avenue**. The application meets the mural criteria based on the data and analysis in the staff report.

I MOVE TO DISAPPROVE PZB PROJECT NUMBER 26-00000009 for a **mural** installation on the north façade of the building located at **1121 Lucerne Avenue**. 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, mural renderings, justification statement, artist credentials, 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>	Not applicable