



**MINUTES**  
**CITY OF LAKE WORTH BEACH**  
**PLANNING & ZONING BOARD MEETING**  
**CITY HALL COMMISSION CHAMBER**  
**WEDNESDAY, MARCH 04, 2026 -- 6:00 PM**

**ROLL CALL and RECORDING OF ABSENCES:** Present were: Mark Humm; Greg Richter; Darryl Shatto; Hank Pawski, Chair; Dave Mathews; Daniel Walesky, Vice-Chair. Absent: Daniela Amador. Also present were Tia Villegas, Associate Planner; Scott Rodriguez, Asst. Director for Planning & Preservation; Lauren Pruss, Principal Planner; Elizabeth Lenihan, Board Attorney; Sherie Coale, Board Secretary.

**PLEDGE OF ALLEGIANCE:**

**ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA:** None

**APPROVAL OF MINUTES:**

A. February 4, 2026

**Motion:** D. Walesky moves to accept minutes as presented; G. Richter 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** None

**WITHDRAWALS / POSTPONEMENTS** None

**PUBLIC HEARINGS:**

**BOARD DISCLOSURE** None

**NEW BUSINESS:**

A. PZB Project Number 25-00000034: Request by Elsi Torrealba for the approval of previously installed murals located on all building façades at 301 North Dixie Highway. The subject site is zoned Mixed Use – Dixie Highway (MU-DH) and has a future land use designation of Mixed Use – East (MU-E).

**Staff:** T. Villegas Presents staff findings and analysis of the previously installed mural. All sides of the building have murals; the mural on the west façade contains elements of possible commercial signage.

**Board:** Is this a retroactive review as the murals already installed? **Response:** Yes

It is signage, will it conform? **Response:** It may have to be reduced, the applicant is aware when they go to permit. Is it just the words or the entire mural? **Response:** Code section 23.5-1(e) 13.c. which states the entire mural(including text) is included as signage. **Board:** Murals facing a major thoroughfare could

be a distraction to drivers. **Response:** That is the basis of the code-that it fits the neighborhood as well as minimizes distractions.

A board member inquires as to the length of time the item has taken to come to Board as well as did the applicant have the knowledge that it was signage? **Response:** Staff had a pre-application meeting with the applicant in September at which time the applicant was advised the west side façade would be considered a wall sign. It has taken some time for staff to receive a complete application submittal.

**Board:** D. Walesky would like to workshop Code section 23.5-1(e) 13.c. He would be amenable to approve all but that portion. Counting the entire mural as signage does not seem to be reflective of what the City would want. This particular façade is facing the alleyway.

**Board Attorney:** The Board is charged with reviewing the mural, not the signage which is a Building permit process. If applicant decided to leave the commercial message, it would go through the building permit process; if the commercial message was removed, a permit would not be required.

**Board:** A question of whether the Bohemian came to Board as a variance.

**Board Attorney:** Recall the recent recommendation for approval of the Ordinance for Murals and Sculptures. Within that Ordinance, murals were removed from the sign code. Upon approval, murals with commercial messages will be considered signage.

**Motion:** D. Walesky moves to approve PZB 25-00000034 for mural installation on the north, south, west and east side and if staff has a way to consider the signage to be only the wording allowing the artwork to remain as the application meets the mural criteria based on the data and analysis in the staff report; G. Richter 2<sup>nd</sup>

**Vote:** Ayes all, unanimous.

**PLANNING ISSUES:** Board Attorney provides previously requested information, in particular how aesthetic considerations can combine with factual comments and other detailed information to be considered competent substantial evidence. Stand alone, broad, aesthetic statements or comments cannot meet that standard.

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

**DEPARTMENT REPORTS:** None

**BOARD MEMBER COMMENTS:** Board members mention the topic of coin-operated machines and that they are prevalent in bars all up and down Lake Avenue. Believes the distinction needs to be made between primary uses and accessory uses. i.e. coin operated machines designated as a primary use.

Thank you to Dave Mathews as he resigns his position on the Board and is given well wishes for future endeavors.

**ADJOURNMENT:** 6:27 pm