



PLANNING AND ZONING BOARD REPORT

PZB Project Number 26-00000003: An after-the-fact mural installation request for the property located at 821 South Dixie Highway. The property is zoned Transit Oriented Development - East (TOD-E) and has a Transit Oriented Development (TOD) future land use designation.

Meeting Date: April 1, 2026

Property Owner: Madison Terrace, LLC

Applicant: Michael Oliver

Address: 821 South Dixie Highway

PCNs: 38-43-44-21-15-253-0110, 38-43-44-21-15-253-0040, 38-43-44-21-15-253-0032, 38-43-44-21-15-253-0020, and 38-43-44-21-15-253-0010

General Location: North of 9th Avenue South, with frontage on South Dixie Highway to the east and South H Street to the west

Existing Land Use: Vacant

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

Zoning District: Transit Oriented Development - East (TOD-E)

Location Map:



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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 Andrew Spear, and a justification statement are included as **Attachment A**.

PROJECT DESCRIPTION

The applicant, Michael Oliver, is requesting approval for a new 18'-9" ft wide by 29'-2" ft tall mural on the west façade of the building at 821 South Dixie Highway. The proposed mural is submitted to satisfy a condition of approval established by Ordinance 2023-16, which authorized the construction of two multifamily buildings totaling 182 dwelling units and required the incorporation of murals to enhance visual interest along building facades fronting South H Street. The mural is subject to review and approval by both the Planning and Zoning Board and the CRA's Lula program prior to installation. The LULA has reviewed the proposal and has no objections to the proposed mural and supports the intent of the mural.

The proposed mural features a clean, modern composition inspired by coastal and tropical themes appropriate to South Florida. The design includes stylized palm fronds and foliage rendered in a flat, graphic style, using limited color palette of deep navy, warm orange, and soft red accents. A large circular sun element in golden yellow occupies the upper portion of the composition, evoking warmth, light, and the coastal climate. The mural also has several silhouetted seabirds in flight that appear near the sun, symbolizing freedom, nature, and the area's proximity to the ocean. The botanical elements frame the composition, creating visual movement while leaving areas of negative space to maintain balance and openness. The artwork is designed by mural artist Andrew Spear. Instead of traditional paint, the design is transferred directly onto an aluminum surface, that will be manufactured by Design Communications. This process enhances color vibrancy and durability, ensuring the mural maintains its visual impact and longevity over time.

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: Multifamily residential structures are currently under construction on the property.

Use: The property has an approved Planned Development under Ordinances 2023-16 and 2025-12, allowing for the construction of two six-story multifamily buildings with a total of 182 dwelling units.

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."

LDR Section 23.5-1(e)(13) provides standards and requirements for mural installation within the City. With regard to placement and location of murals, generally:

- *Murals shall be permitted in commercial and industrial districts.*

Staff Analysis: The proposed mural is located in the TOD-E zoning district and meets the intent of this criterion.

- *Murals shall not be permitted on the fronts of buildings or structures facing Lake Worth Road, Lake Avenue, Lucerne Avenue, Dixie Highway and Federal Highway, except as may be approved by the appropriate Board.*

Staff Analysis: The proposed mural is located on the west (side) façade of the building fronting South H Street. Therefore, the proposed mural location is appropriate.

- *Murals may co-exist with all types of on premises signs. If printed commercial messages are included in a mural, the entire mural shall be considered part of the overall allowable signage permitted by code.*

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

The LDRs also require that the design of the mural be consistent with the requirements of Section 23.2-31(l), which specifies community appearance review criteria. The criteria are listed below, and include staff's response to each criterion.

Lake Worth Beach Code of Ordinances, Land Development Regulations Section 23.2-31(l); 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.

Analysis: The mural installation generally appears to be of good taste and good design. The mural is intended to enhance the streetscape by adding color, visual interest, and a calm coastal identity that reflects the character of Lake Worth Beach. The design was created by the artist Andrew Spear. The mural is consistent with the intent of the City's Comprehensive Strategic Plan to enhance the character of Lake Worth Beach and to inspire arts and culture throughout 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.

Analysis: The proposed mural will be painted by Andrew Spear, a prominent mural artist located in Orlando, FL. Originally from Boston, MA, he attended the Ringling School of Art and Design. The proposed mural is digitally designed by Andrew Spear, however, instead of traditional paint, the design will be transferred directly onto an aluminum surface by Design Communications. This process enhances color vibrancy and durability, ensuring the mural maintains its visual impact and longevity over time. The required mural removal agreement ensures that any deterioration that is not remedied would require removal of the mural. 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.

Analysis: The surrounding area of the subject property includes a mix of commercial and residential buildings, and the mural installation generally appears to be in harmony with murals that exist elsewhere in the City.

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

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. The permit application must include detailed plans outlining the method of installation for the sublimated aluminum panels on the building façade.
2. This approval does not include any physical alterations to the building's exterior aside from mural installation.
3. Prior to the approval of the building permit, a mural removal agreement shall be entered between the applicant and the City of Lake Worth. The applicant shall record the removal agreement with the Clerk and Comptroller of Palm Beach County.

BOARD POTENTIAL MOTION:

I MOVE TO APPROVE PZB PROJECT NUMBER 26-00000003 for a **mural** installation on the west façade of the building located at **821 S Dixie Hwy**. The application meets the mural criteria based on the data and analysis in the staff report.

I MOVE TO DISAPPROVE PZB PROJECT NUMBER 26-00000003 for a **mural** installation on the west façade of the building located at **821 S Dixie Hwy**. 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.)