



DATE: January 28, 2026

TO: Members of the Planning & Zoning and Historic Resources Preservation Boards

FROM: William Waters, Director Community Sustainability

MEETING: February 4 and February 11, 2026

SUBJECT: **Ordinance 2026-02:** Consideration of an ordinance establishing a new section within the Land Development Regulations to allow murals and sculptures to be attached to structures.

PROPOSAL / BACKGROUND/ ANALYSIS:

The proposed ordinance recognizes the City's role as a hub of arts and culture and establishes a new section within the Land Development Regulations to allow murals and sculptures to be attached to structures. The amendment is intended to support public art while ensuring such installations are reviewed and constructed in a safe and appropriate manner consistent with applicable building and zoning standards.

The proposed LDR Amendments will modify the following sections of the City's Land Development Regulations:

- Article 1 – Section 23.1-12: Definitions
 - Creating a definition for sculpture as a three-dimensional work of art that may be free-standing, wall-supported, or suspended.
- Article 4 – Establishing New Section 23.4-27: Murals and Structures
 - Requirement for a building permit prior to installation;
 - Design standards requiring compatibility with the building architecture and durable outdoor materials;
 - Installation standards requiring professional execution, compliance with approved plans, weatherproofing, and maintenance access;
 - Allowing murals and sculptures to extend a structure's height by up to ten (10) feet, provided the maximum zoning height is not exceeded;
 - Location restrictions along major corridors, with allowance for approval by the Planning and Zoning Board or Historic Resources Preservation Board upon specific findings;
 - Clarification that murals and sculptures are not intended to function as signage, with commercial messaging regulated under existing sign provisions;
 - Application requirements including owner consent, professional renderings, material specifications, and written justification;
 - Review by the Planning and Zoning Board or Historic Resources Preservation Board, as applicable; and
 - Ongoing maintenance and building code compliance requirements.
- Article 5 – Section 23.5-1: Signs

- Repeals Paragraph (e)(13) of Section 23.5-1, Signs, removing duplicative mural regulations related to board review, location restrictions, signage treatment, installation and maintenance standards, application requirements, and enforcement.

STAFF RECOMMENDATION:

Staff recommends that the Planning and Zoning Board and Historic Resources Preservation Board recommend that the City Commission adopt Ordinance 2026-02.

POTENTIAL MOTION:

I move to **RECOMMEND/NOT RECOMMEND** TO THE CITY COMMISSION TO ADOPT the proposed LDR text amendments included in Ordinance 2026-02.

Attachments

- A. Draft Ordinance 2026-02