



**AGENDA
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:

PLEDGE OF ALLEGIANCE:

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA:

APPROVAL OF MINUTES:

- A. [February 4, 2026](#)

CASES:

SWEARING IN OF STAFF AND APPLICANTS

PROOF OF PUBLICATION

WITHDRAWALS / POSTPONEMENTS

PUBLIC HEARINGS:

BOARD DISCLOSURE

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 \(MU-E\).](#)

PLANNING ISSUES:

PUBLIC COMMENTS: (3 minute limit)

DEPARTMENT REPORTS:

BOARD MEMBER COMMENTS:

ADJOURNMENT:

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. (F.S. 286.0105)



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

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

The Board Secretary administered oath of office to three new Board members- Darryl Shatto; Greg Richter and Daniela Amador.

PLEDGE OF ALLEGIANCE:

ADDITIONS / DELETIONS / REORDERING AND APPROVAL OF THE AGENDA:

Staff requests that New Business Item D be heard first, all other Items to be heard in original order.

Motion: D. Walesky moves to re-order the agenda as requested by staff (New Business Item D); M. Humm 2nd.

Vote: Ayes all, unanimous.

A. Election of Board Officers

M. Humm nominates Henry Pawski for Chair, D. Mathews 2nd Vote: Ayes all, unanimous.

G. Richter nominates Daniel Walesky to continue as Vice-Chair, D. Mathews 2nd. Vote: Ayes all, unanimous

APPROVAL OF MINUTES:

A. December 3, 2025 Regular Meeting Minutes

Motion: M. Humm moves to accept minutes as presented, D. Mathews 2nd. **Vote:** Ayes all, unanimous.

CASES:

SWEARING IN OF STAFF AND APPLICANTS Board Secretary administered oath to those wishing to give testimony

PROOF OF PUBLICATION

- 1) 25 South H Street
1925 7th Ct North
2211-2223 2nd Ave North
1230 North Dixie Hwy
615 Industrial Street

WITHDRAWALS / POSTPONEMENTS At the request of staff and applicant a postponement is requested until the March meeting for New Business Item B.

Motion: G. Richter moves to postpone New Business Item B until the March meeting, M. Humm 2nd.

Vote: Ayes all unanimous.

PUBLIC HEARINGS:

BOARD DISCLOSURES None

NEW BUSINESS:

- A. PZB Project Number 25-00500013:** A conditional use permit request for Precious Metals Reclaiming Service South, Inc. to operate a Medium-Intensity Single Destination Commercial Use at 23 South H Street. The property is zoned Transit Oriented Development East (TOD-E) and has a Transit Oriented Development (TOD) Future Land Use (FLU) designation.

Staff: K. Maldonado presented case findings and analysis. Minimal retail activities on-site, it is primarily by appointment only and mail-based transactions. The active Code Compliance case is related to operating without a business license. The business use is classified as Single Destination Commercial which is permitted in the TOD-E zoning district through the Conditional Use (Board review) process. Supplemental standards required a minimum site area which could not be met without proceeding through a privately initiated LDR amendment process. Ordinance 2025-13. Conditions include a Site Plan Modification within 6 months to address the minimum required 25% glazing and fenestration.

Attorney for the Applicant-R. Max Lohman- Applicant is in agreement with the Conditions with the exception of the 6 months timeline, the custom window installation (engineering and fabrication) may require a bit more time. Applicant is requesting a 9-month timeline.

Public Comment: None

Board: Clarification as to when the business license process can proceed.

Staff: The Site Plan process will not hold up the business license process.

Attorney for the applicant: The ADA compliance will require additional time.

Board: Is it wholesale or individuals? **Response:** Business to Business primarily (estate purchasing, computer precious metals are received). Will this change the type of vehicles traveling the road?

Response: No, this use is more in compliance with TOD-E zoning district as opposed to the auto repair further south. Explain the security measures. **Response:** Plenty of cameras and no intent to have onsite security detail.

Motion: M. Humm moves to approve PZB 25-00500013 with staff recommended conditions and allowing for a 9- month period (Planning & Zoning Condition #3) based upon the competent substantial evidence provided in the staff report and in the testimony at the public hearing; D. Walesky 2nd.

Vote: Ayes all, unanimous.

- B. PZB Project Number 25-00500007:** A Conditional Use Permit request to operate a Medium-Intensity Bar with or without Live Entertainment use and an Alcohol Beverage Distance Waiver to allow on-site consumption for the property located at 1230 North Dixie Highway. The property is zoned Mixed-Use Dixie Highway (MU-DH) and has a Mixed-Use East (MU-E) Future Land Use (FLU) designation.

Staff: K. Maldonado presents case findings and analysis. There are no active business licenses at this time. Current code violations include obtaining a business license or register the property as vacant. The request includes accessory activities to include two pool tables and trivia night. Provided there is no charge for these activities they may be classified as accessory use to the bar. Should there be a charge, the primary use would then change to indoor recreation use or game rooms. Game rooms and alcohol consumption are not permitted in unison. The proposal was found to be in compliance with the City of Lake Worth Beach Comprehensive Plan and Strategic Plan. Conditions are applied in order to bring the business and site into compliance with the Land Development Regulations (LDR's).

Applicant representatives: Joesanda Lovett and Michael Hatadis for Mr. Eric Session-

Board: Please explain Planning and Zoning Condition #7- Indoor Recreation. **Response:** If coin operated it would be another principal use. If a free service it would be an accessory use to the bar. The Alcohol and Game room (Indoor Recreation (two principal uses) cannot co-exist.

Board: A question if all the bars in the city with gaming tables are operating outside the code? This should be reviewed to see if code should be amended as it seems perhaps difficult to enforce. Is Board creating a non-compliance code? RE: the Sunday hours are too late for the Sunday NFL games.

Applicant response: The hours will probably be adjusted, strictly for Lake Worth people support local teams, everything done top notch, play by the book, security cameras. Whatever the City wants they will comply.

Board: Regarding live entertainment- how will the noise be managed to comply with the noise ordinance? **Response:** Trivia, bingo or Karioke night. No big dj's and rock bands.

Public Comments: Tim Lewellen- In support. John Becker- Against the approval with live entertainment, questions where customers will park, live entertainment will need to follow the noise ordinance requirements.

Staff is agreeable to allowing Sunday opening hours adjusted to noon instead of 2:00 pm.

Board: Don't limit the hours is the business is good or expanding. Is it in the CRA? **Staff:** Possibly. Board member suggests contacting for assistance with signage.

Motion: D.Walesky moves to approve PZB 25-00500007 with staff recommended Conditions of Approval based upon competent substantial evidence in the staff report and in the testimony at the public hearing including the revision to the hours of operation: 11 am -1am Monday through Friday and 9 am -2 pm sat sun The **Board Attorney suggests:** closing at 2 am Friday and Saturday and 1 am Monday -Thursday and Sunday. M. Humm 2nd.

Vote: Ayes all, unanimous.

- C. PZB Project Number 25-00500008:** A Blanket Conditional Use Permit request for multiple uses as provided for in LDR Section 23.3-6 for Mindful Management LLC, located at 2211-2223 2nd Avenue North. The subject site is zoned Industrial Park of Commerce (IPOC) and has a future land use designation of Industrial (I).

Staff: K. Maldonado explains to Board that the blanket conditional use approval makes it easier for potential tenants to obtain a business license. Without the approval, each tenant may have to apply for a conditional or administrative use review individually. The list of allowed uses is expanded and selected. Staff recommends approval as it is in compliance with the City's Comprehensive Plan, Strategic Plan, Land Development Regulations and specific findings for all Conditional Uses.

Public Comment: None

Applicant: Candida Linares Espinal

Board: Request for clarification of 'with or without outdoor storage?' Ms. Espinal explains there is no outdoor storage and they are fully occupied. **Board:** D. Walesky explains the storage of vehicles used in the daily course of business would be included in the category. **Staff** explains outdoor storage would require a minor site plan review to allow overnight parking.

Motion: G. Richter moves to approve PZB 25-00500008 with staff recommended Conditions of Approval based upon the competent substantial evidence in the staff report and testimony at the public hearing; D. Walesky 2nd.

Vote: Ayes all, unanimous.

CONTINUED TO MARCH 4, 2026

D. PZB Project Number 25-00500001: A Conditional Use Permit (CUP) request for At Your Service Garage Doors, LLC to operate a High-Intensity Contractors Office at 615 Industrial Street. The subject site is zoned Industrial Park of Commerce (I-POC) and has a future land use designation of Industrial (I).

E. PZB Project Number 25-00500012: A Conditional Use Permit (CUP) request for Gentle Pet Crossing to operate a Medium-Intensity Pet Funeral Home/Crematory at 1925 7th Court North. The property is zoned Industrial Park of Commerce (IPOC) and has an Industrial (I) Future Land Use (FLU) designation.

Staff: K. Maldonado- The pet funeral business utilizes aquamation, a water/alkali based process, to reduce the remains of deceased pets. The request is consistent with the Comprehensive and Strategic Plan as well as the Land Development Regulations. No euthanasia services are allowed at the location. Expansion would require a separate approval.

Applicant: **Juanique Chadinha-Branca** Presentation showing services provided as well as explaining the aquamation process. There are currently three locations (Port St Lucie, Ft. Lauderdale and Lake Worth Beach (409 S. Dixie Hwy.) and 4 employees. Service is by appointment only. It is a process that has been around approximately 17 years for pets and 28 years for humans. Clients will not be coming to this location. The current location will remain the sanctuary. Within the stainless tank there are separate compartments for private process. Applicant has a question about the grease receptor.

Staff: The water utility department reviewer added the condition.

Public Comment: The concerned business owner, Ani Alba Rich of Arco Supply, has requesting the denial of the request as they do not want odors and lowered air quality due to the crematory.

The applicant did attempt to contact the concerned business owner and was only able to leave a voice message. The notice for crematory leaves many with the impression it is a fire-based process instead of aquamation.

Motion: D. Walesky moves to approve PZB 25-00500012 with staff recommended Conditions of Approval based upon the competent substantial evidence in the staff report and testimony at the public hearing with the change to Condition #2 allowing for the waiving of the grease trap requirement should the applicant and Water Utility Department decide it is not required; M. Humm 2nd.

Vote: Ayes all, unanimous.

F. 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.

Staff: S. Rodriguez- The Ordinance is intended to define what a sculpture is; creates rules for sculptures and murals including permits, design standards, board review and cleans up some sign code by removing duplicitious mural regulations. It does expand where they can be located.

Motion: M. Humm moves to recommend approval of Ordinance 2026-02 to the City Commission; D. Mathews 2nd.

Vote: Ayes all, unanimous.

PLANNING ISSUES: April or May there could potentially be a workshop; next month's regular meeting will be busy. The new Principal Planner, Lauren Pruss, has joined tonight's meeting.

PUBLIC COMMENTS: (3 minute limit) None

DEPARTMENT REPORTS: Board attorney mentions she has not forgotten the workshop request to provide additional information on variances.

BOARD MEMBER COMMENTS: Welcome to the new Board members

ADJOURNMENT: 7:30 pm

PLANNING AND ZONING BOARD REPORT

PZB Project Number 25-0000034: 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).

Meeting Date: March 4, 2026

S

Property Owner: Zapeta 301 N Dixie Hwy
Investment LLC

Applicant: Elsi Torrealba

Address: 301 North Dixie Highway

PCN: 38-43-44-21-15-084-0281

General Location: West 300 block of North
Dixie Highway

Existing Land Use: Commercial (Restaurant)

Current Future Land Use Designation: Mixed
Use – East (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 murals are consistent with the City's Comprehensive Plan and Strategic Plan. As conditioned, the murals comply with the applicable Land Development Regulations, with the exception of the proposed mural on the east façade, which requires Board consideration due to its location facing a major thoroughfare, and the commercial messaging on the west façade, which will be addressed through a separate building permit for wall signage. Accordingly, staff recommends that the Board evaluate the appropriateness of the mural location proposed on the east façade, as well as the remaining murals. Should the Board choose to approve the request, the staff recommended conditions of approval are provided on page 4 of this report.

A rendering of the mural and additional information including the mural specifications, artist information for Daniela Sanchez Vegas, and a justification statement are included as **Attachment A**.

PROJECT DESCRIPTION

Elsi Torrealba, applicant, is requesting approval for the multiple, previously installed murals on all façades of the building, including commercial messaging on the west façade, which will be considered a wall sign, at 301 North Dixie Highway. The mural is an artistic representation inspired by Guatemalan culture and tradition. It has been carefully designed to reflect themes of community, heritage, and unity. The artwork features a Guatemalan bird, lady with skull face (La Calavera Catrina, symbolic of the Day of the Dead celebrated in Mexico and Guatemala), flowers, and landscape composed in a way to welcome everyone while being visually harmonious with the surrounding area. The mural will be painted using high-quality Sherwin Williams paints, ensuring durability and vibrant, long-lasting color. The subject property is located on the west 300 block of North Dixie Highway.

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 originally built as a restaurant in 1968.

Use: The property has maintained an active business license from 2000-2025 for a restaurant. The use and occupancy inspection for the 2026 business license did not pass due to the addition of murals without permits.

Code Compliance: The property currently has an active code violation related to the existing murals. Approval of the proposed murals, along with issuance of a wall sign permit for the west façade, will bring the property into compliance with the outstanding violation.

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 murals are in the MU-DH 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 murals are located on all façades of the building. The mural on the east (front) facade will face Dixie Highway; the Planning and Zoning Board will need to consider whether the proposed mural location is appropriate. This mural has text saying “Viva la Vida!” which translates to “Long Live Life” next to a painting of a hummingbird.

The remaining three murals are located on façades that do not face a major thoroughfare and are not subject to this restriction; as such, the Board may consider approval of these murals independently of the mural proposed on the east façade. Staff has added a condition for the applicant/property owner to remove the mural facing Dixie Highway on the east façade if the Planning & Zoning Board does not deem the location appropriate, while the murals on the remaining façades may proceed in accordance with this approval.

- *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 is commercial message on the west side of the building façade that will be considered a wall sign. Staff has added a condition of approval that the text “Lupitas” will require a separate building permit for a sign and shall meet all the land development regulations for a wall sign.

The LDRs also require that the design of the mural be consistent with the requirements of Section 23.2-31(I), 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(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.

Analysis: The mural installation generally appears to be of good taste and good design. The mural is an artistic representation inspired by Guatemalan culture and tradition. It has been carefully designed to reflect themes of community, heritage, and unity. The artwork features a Guatemalan bird, lady with skull face (La Calavera Catrina, symbolic of the Day of the Dead celebrated in Mexico and Guatemala), flowers, and landscape composed in a way to welcome everyone while being visually harmonious with the surrounding area. The design was created by the artist Daniela Sanchez Vegas. 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 was painted by Daniela Sanchez Vegas. The mural was painted using high-quality Sherwin Williams paints, ensuring durability and vibrant, long-lasting color. 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 murals installation based on the board determining if the location is appropriate 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. Approval of the mural located on the east façade facing Dixie Highway shall be at the discretion of the Planning and Zoning Board; if not approved, the applicant shall remove the east façade mural, while the murals on the remaining façades may proceed in accordance with this approval.
3. The text "Lupitas" on the west façade shall require a separate building permit and must comply with all applicable Land Development Regulations for wall signage.
4. This approval does not include any physical alterations to the building's exterior aside from mural installation.
5. 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 25-00000034 for **mural** installation on the north, south, and west building façades located at **301 North Dixie Highway**, and the east façade facing Dixie Highway. The application meets the mural criteria based on the data and analysis in the staff report.

I MOVE TO APPROVE PZB PROJECT NUMBER 25-00000034 for **mural** installation on the north, south, and west building façades located at **301 North Dixie Highway**, excluding the east façade facing 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 25-00000034 for **mural** installation on all building façades located at **301 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, mural renderings, justification statement, artist credentials, etc.)