



PLANNING AND ZONING BOARD REPORT

PZB Project Number 25-00000007: Request by Kelly Olive for the approval of a mural located on the east façade of the building at 1201 South Federal Highway. The subject site is zoned Mixed Use – Federal Highway (MU-FH) and has a future land use designation of Mixed Use – East (MU-E).

Meeting Date: August 6, 2025

Property Owner: Common Ground Holdings Corporation

Applicant: Kelly Olive

Address: 1201 South Federal Highway

PCN: 38-43-44-27-01-057-0090

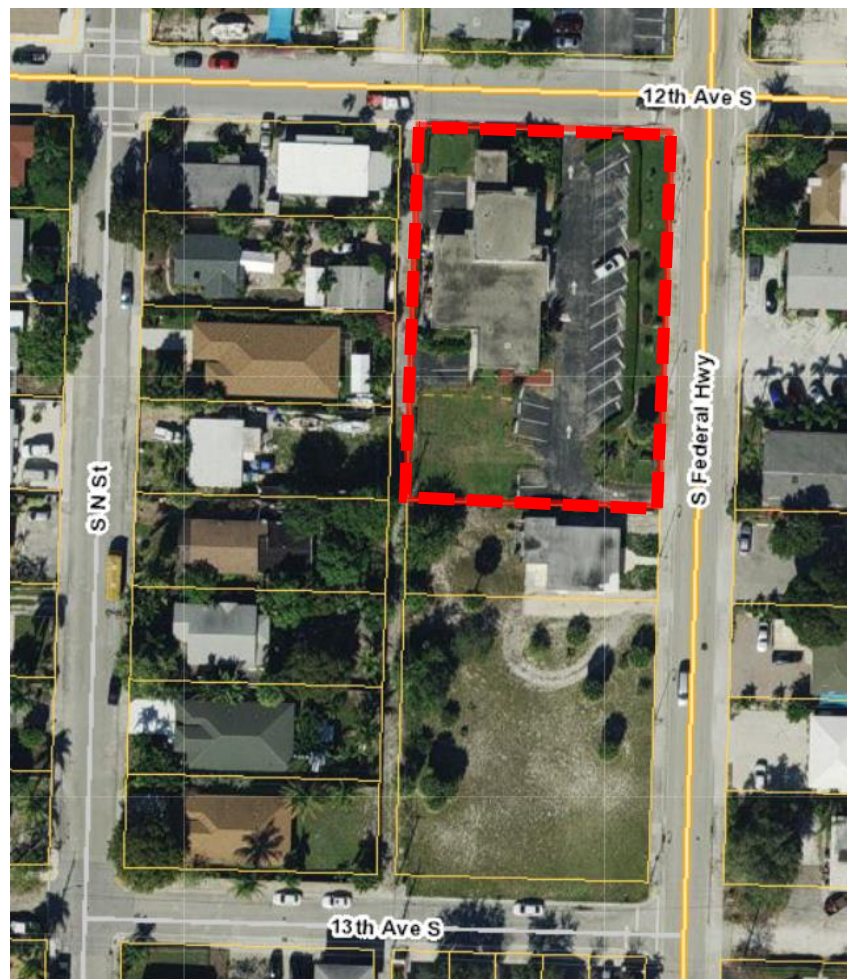
General Location: West 1200 block of South Federal Highway

Existing Land Use: Institutional (Charitable Organization)

Current Future Land Use Designation: Mixed Use – East (MU-E)

Zoning District: Mixed Use – Federal Highway (MU-FH)

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 is included as **Attachment A**. Additional information including the mural specifications, artist information for Daniel Echeverry, and a justification statement are included as **Attachment B**.

PROJECT DESCRIPTION

Kelly Olive, Executive Director of Common Ground Community Development, is requesting approval for a new 25 ft wide by 20 ft tall mural on the east façade of the building at 1201 Federal Highway. The mural will celebrate cultural diversity, creativity, and sense of community within the city. The design incorporates art and nature-inspired elements that are reflective of the City's identity as a welcoming and harmonious environment. The mural will be painted on a designated wall using high-quality, weather-resistant materials to ensure durability and longevity. The subject property is located on the west side of the 1200 block of South Federal 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 approved as a medical office in 1959 and was constructed in 1960.

Use: The property received Administrative Use Permit (AUP) approval in 2018 (PZ 18-02100016) for an Artisan Studio and Place of Worship and has maintained an active business license since that time.

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 MU-FH 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 east (front) façade of the building. The mural on the east (front) facade will face Federal Highway; the Planning and Zoning Board will need to consider whether 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(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. It illustrates cultural diversity, creativity, and sense of community through art and nature-inspired elements that are reflective of the City's identity as a welcoming and harmonious environment. The design was created by the artist Daniel Echeverry. 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 Daniel Echeverry, a Colombian-American artist. The proposed mural will be painted using high-quality, weather resistant materials and will not cause harm to the local environment. 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 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. This approval does not include any physical alterations to the building's exterior aside from mural installation.
3. Building shall maintain address identification numbers as defined in LDR Section 2-75.6.2.
4. 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 25-00000007 for a **mural** installation on the east façade of the building located at **1201 South Federal Highway**. The application meets the mural criteria based on the data and analysis in the staff report.

I MOVE TO DISAPPROVE PZB PROJECT NUMBER 25-00000007 for a **mural** installation on the east façade of the building located at **1201 South Federal 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.)