



HISTORIC RESOURCES PRESERVATION BOARD REPORT

HRPB Project Number 25-00000023: Consideration of a Certificate of Appropriateness (COA) and planning/zoning application for installation of a mural at 1028 North 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). The subject property is also a noncontributing resource in the Northeast Lucerne Historic District.

Meeting Date: September 10, 2025

Owner: C. Victor & Melinda J. Combe

Applicant: Maria T. Vega Diaz – Childgarden Center

Address: 1028 North Federal Highway

PCNs: 38-43-44-21-15-300-0070

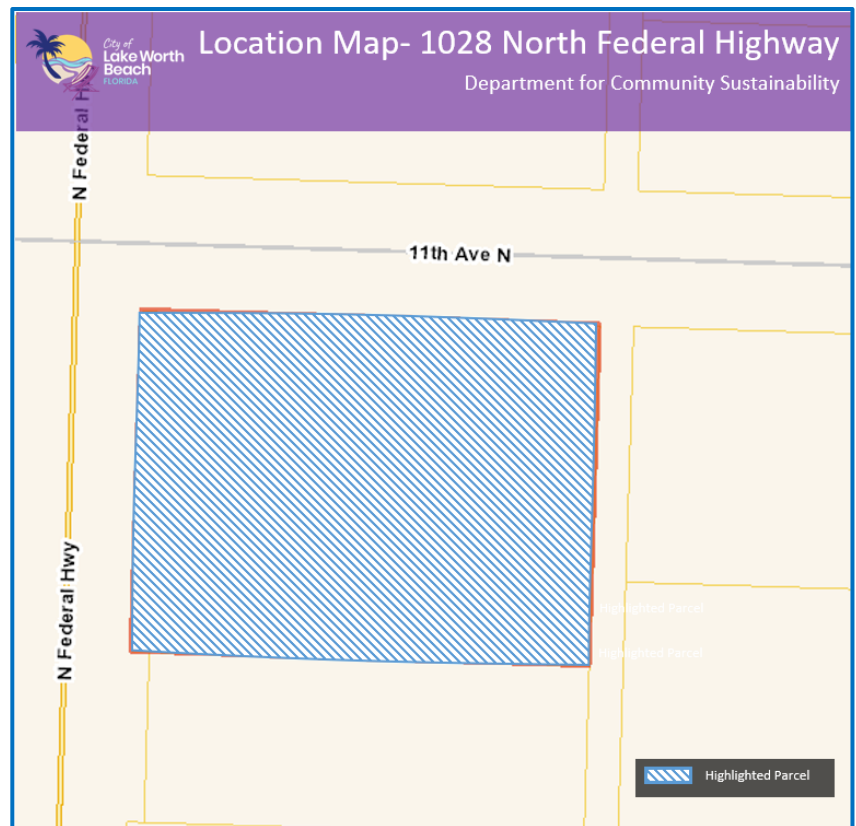
General Location: Northeast corner of North Federal Highway and 11th Avenue North

Existing Land Use: Medical Office (ABA Therapy Center)

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. The proposed mural designs are consistent with the Comprehensive Plan, Strategic Plan, and LDRs as conditioned. Therefore, staff recommends **approval with conditions**. Renderings of the mural designs, artist credentials, and a justification statement are included as **Attachment A**.

PROJECT DESCRIPTION

Childgarden Center is requesting approval for mural installation on the front (west) façade of the building at 1028 North Federal Highway; this request includes both a planning/zoning application and a Certificate of Appropriateness (COA) application. The mural is a painting of Legos, eye imagery, and geometric shapes. The subject property is located in the Mixed Use – Federal Highway (MU-FH) zoning district and retains a Future Land Use (FLU) designation of Mixed Use - East (MU-E). The existing land use of the subject building is a medical office (ABA therapy center).

PUBLIC COMMENT

At the time of publication, staff has not received any letters of support or opposition for this application.

BACKGROUND

Below is a summary of the property based on Palm Beach Property Appraiser's records and City records:

Construction: The structure was built in 1977 and sits on a 0.30-acre site. It features a single-story building with a total area of 2,862 square feet.

Use: The property received Conditional Use Permit (CUP) approval in 2025 (HRPB 25-02100030) for Medical Office (ABA Therapy Center) 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

Both the Future Land Use Element and the Economic Development Element of the City's Comprehensive Plan have 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 program." 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."*

Section 23.5-1(e)(13) – Murals

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:

- B. Murals shall be permitted in commercial and industrial districts. Other than trompe l'oeil architectural embellishments, 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. In all other districts, murals shall be evaluated on a case-by-case basis in relation to their surroundings and environment.

Analysis: The proposed mural is located in the Mixed Use – Federal Highway zoning district, which provides for a mix of commercial and residential uses. The mural will be located on the front (west) elevation of the building

and will face North Federal Highway; the Historic Resources Preservation Board will need to consider whether the proposed mural location is appropriate.

- C. 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: In the drawing provided, commercial signage is shown; however, it is not part of this review and shall not be included during the mural permitting process. Any commercial signage will require a separate permit and administrative review.

Section 23.2-31(l) – Community Appearance Criteria: All site development, structures, buildings or alterations to site development, structures or buildings shall demonstrate proper design concepts, express honest design construction, be appropriate to surroundings, and meet the following 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 proposed mural designs generally appear to be of good taste and good design. The mural designs respectively feature Legos, eye imagery, and geometric figures. The mural designs meet the intent of the City's Comprehensive and Strategic Plans 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 has been designed by Leonardo Moleiro, the artist responsible for the murals at the Bohemian. The proposed murals appear to be of a sufficient quality so as to 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.

3. The proposed structure or project is in harmony with the proposed developments in the general area, with code requirements pertaining to 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 proposed designs generally appear to be in harmony with murals that exist elsewhere in the City.

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

Analysis: Yes, the subject property was approved for a Conditional Use Permit for a Medical Office (ABA therapy center) 2025 (HRPB 25-02100030). The property was reviewed at business license for compliance with all conditions of approval from #25-02100030.

Consistency with the City's Land Development Regulations – Historic Preservation

Section 23.5-4(k) – Guidelines for Alterations and Additions, Noncontributing Structures: In approving or denying applications for certificates of appropriateness for alterations and additions, the city shall consider the following additional guidelines:

A. Is this a change to the primary façade?

Analysis: Yes, the installation of a new mural is on the front façade of 1028 North Federal Highway; the proposed mural will not destroy or remove any distinguishing original qualities, character, or distinctive architectural features of the historic building on the front façade.

B. Is the change visually compatible and in harmony with its neighboring properties as viewed from a public street?

Analysis: Historic commercial structures often utilized murals on the side and rear elevations in order to advertise products or to add artistic beauty and interest. Murals on the front of structures in historic commercial structures are atypical, as the primary facades of these structures were typically reserved for signage and were not ornamented with murals so that the architectural details on the storefront facades could be readily visible. The proposed mural will be installed on the front (West) elevation of the structure at 1028 North Federal Highway, facing North Federal Highway. The Historic Resources Preservation Board will need to consider whether the proposed mural location is appropriate.

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:

Conditions of Approval:

1. The applicant shall apply for a City of Lake Worth Beach building permit for the installation of the mural.
2. A separate permit is required for commercial signage.
3. This approval does not include any physical alterations to the building's exterior aside from mural installation.
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 this removal agreement with the Clerk and Comptroller of Palm Beach County.

BOARD POTENTIAL MOTION:

I MOVE TO APPROVE HRPB Project Number 25-00000023 with staff-recommended conditions for **mural** installation for the structure located at **1028 North Federal Highway**. The application meets the mural criteria based on the data and analysis in the staff report.

I MOVE TO DISAPPROVE HRPB Project Number 25-00000023 for **mural** installation for the structure located at **1028 North Federal Highway**. The project does not meet the mural criteria for the following reasons [Board member please state reasons.]

Consequent Action: *The Historic Resources Preservation Board's decision will be final decision for the mural. The Applicant may appeal the Board's decision to the City Commission.*

ATTACHMENTS

- A. Proposed Mural Designs, Artist's Credentials, and Justification Statement
- B. Application Package