

## PLANNING AND ZONING BOARD REPORT

**PZB Project Number 21-02500001:** Consideration of the installation of exterior accent lighting on the west and south façade of the building located at 620 South Dixie Highway in the Mixed-Use Dixie Highway (MU-Dixie) District. The requested accent lighting is in the form of a single green neon tube attached by tube supports to the building immediately below the cornice/roofline.

**Transmittal Date:** September 30, 2021

**Meeting Date:** October 6, 2021

**Property Owner:** La Cantina Restaurant LLC.

**Applicant:** Ferrin Signs

**Address:** 620 S Dixie Highway

**PCN:** 38-43-44-21-15-207-0021

**Size:** 0.38-acre site / 5,404 sf. building

**General Location:** East side of 600 Block on S. Dixie Highway

**Existing Land Use:** Restaurant and Night Club (La Cantina)

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

**Zoning District:** Mixed-Use - Dixie Highway (MU-DIXIE)



## 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). The proposed exterior building aesthetic modification is generally consistent with the LDRs, as conditioned. However, the architectural style of the building is not an Art Deco or Moderne architectural style. Therefore, a recommendation **to discuss the appropriateness** of the proposed neon accent lighting is provided to the Planning and Zoning Board as guided by Section 23-5-1, Signs.

## PROJECT DESCRIPTION

The applicant, Ferrin Signs, is requesting an exterior building aesthetic modification for the installation of a single green neon tube accent lighting in the Mixed-Use Dixie Highway (MU-DIXIE) District at 620 Dixie Highway. The site is located between 9<sup>th</sup> and 7<sup>th</sup> Avenue South on the East side of Federal Highway. According to LDRs Section 23.1-12. Definitions, Accent Lighting is an arrangement of incandescent lamps or electric discharge lighting to outline or call attention to certain features such as the shape of a building or the decoration of a window (also referred to as neon border tubing or outline lighting).

The request is for green neon tubing to be located just under the building's roofline/cornice. On the west façade, 49 linear feet of green neon tube with tube supports will be mounted along the west façade beginning where the flat roof commences at the north end of the building and concluding at the south end. On the South façade, 74 linear feet of green neon tube with tube supports will be mounted along the entirety of the south façade of the building.

## BACKGROUND

**Existing Development:** The existing 5,404 sf. commercial building was built in 1959. The property includes a parking lot with 17 parking spaces located on the south side of the property with access from South Dixie Highway.

**Land Use:** The building has an active business license for a night club since 2001. For zoning purposes, the existing single-destination retail use is allowed as a Conditional Use in the Mixed-Use Dixie Highway (MU-Dixie). There is no record of a conditional use granted for the subject site. The existing use is allowed to continue as is as long as it remains lawful and complies with the regulations in LDRs Section 23.5-3.e) Nonconformities, or if a conditional use permit is submitted and approved for modifications or expansions of the existing use.

**Code Compliance** - There are no open code compliance cases on the property.

## ANALYSIS

### Consistency with the City's Land Development Regulations

#### **Section 23-5-1, Signs**

*Accent or outline lighting, which includes neon signs per the definition section, shall be subject to approval by the Planning and Zoning Board or Historic Resources Preservation Board, as applicable.*

*Neon signs shall be allowed in all nonresidential zones. Neon shall not be placed within twenty-five (25) feet of, or face, a residentially zoned district and **shall be guided by** the following regulations:*

- A. *Neon copy shall contain no more than three (3) colors.*

**Analysis:** On August 18<sup>th</sup>, 2021 Building Permit 21-2512 approved a wall sign that incorporates blue neon tubing within aluminum letter returns mounted below the roofline in the NW corner of the western façade. The addition of a single green neon tube per this request will result in total of two neon colors featured on the building.

B. *Where neon copy is applied, the sign area shall be calculated in accordance with the regulations by type of sign as provided in this subsection.*

**Analysis:** The neon sign was been approved; this standard does not apply to accent lighting.

C. *Accent or outline lighting of windows, doors or buildings shall only be allowed on Art deco and Moderne architecturally designed buildings:*

**Analysis:** The existing one and one-half story building was constructed in 1959 and consists of stucco walls, flat roofed areas with a pitched roof projection at its NW corner and window articulation through the use of shingled awnings over each window as well as a door on the west facade. The building’s architectural style is not an Art Deco or Moderne style, but is generally consistent with a late mid-century masonry minimal style. The proposed placement of the neon accent lighting is appropriately located for this type of structure.

**Section 23.2-31 – Site Design Qualitative Standards & Major Thoroughfare Design Guidelines**

*Site Design Qualitative Standards are intended to promote safety and minimize negative impacts of development on its neighbors by establishing qualitative requirements for the arrangements of buildings, structures, parking areas, landscaping and other site improvements. The qualitative standards are designed to ensure that site improvements are arranged in ways which cannot be otherwise accomplished with quantitative standards.*

The applicable Site Design Qualitative Standards for this proposal are provided as an attachment. The Major Thoroughfare Design Guidelines are an adopted component of these Site Design Qualitative Standards as per Section 23.2-31(j), which are applicable to properties adjacent to the City’s major thoroughfares inclusive of the subject site. The following summary analysis identifies how the proposal meets the site design qualitative standards including the Major Thoroughfare Design Guidelines.

**Analysis:** The proposed single green neon tube accent lighting does not impact the quality of the building and local environment. Although the existing building style is not considered an Art deco and Moderne architecture style, the placement of neon lighting between the middle and top section of the building is considered appropriate and compliments the existing building architecture and is consistent with the Major Thoroughfare Design Guidelines. The overall effect of the building colors, when considering the building, signage, and accent lighting colors, is harmonious and does not appear to be garish; however, to continue to ensure a harmonious color scheme, **it is listed as a condition of approval that if the green building accent color changes, the neon accent light shall be removed and a new proposal shall be considered by the board.**

**BOARD POTENTIAL MOTION**

I move to **approve** PZB Project Number 21-02500001 for an exterior building aesthetic modification request for the installation of accent lighting on the west and the south façade of the building located at 620 South Dixie Highway, based on upon the competent and substantial evidence provided in the staff report and in the testimony at the public hearing, with the condition that **if the green building accent color changes, the neon accent light shall be removed and a new proposal shall be considered by the board.**

I move to **disapprove** PZB Project Number 21-02500001 for an exterior building aesthetic modification request for the installation of accent lighting on the west and the south façade of the building located at 620 South Dixie Highway. The project does not meet the conditional use criteria for the following reasons [Board member please state reasons.]

**Consequent Action:** *The Planning & Zoning Board’s decision will be final decision for the Conditional Use Permit. The Applicant may appeal the Board’s decision to the City Commission.*

**ATTACHMENTS**

- A. Site Design Qualitative Standards
- B. Application Package (survey, request letter)

## ATTACHMENT A - SITE DESIGN QUALITATIVE STANDARDS

<u>Section 23.2-31(l) – Community Appearance Criteria</u>	Analysis
<i>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.</i>	<b>In compliance as conditioned</b>
<i>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.</i>	<b>In compliance</b>
<i>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.</i>	<b>In compliance</b>
<i>4. The proposed structure or project is in compliance with this section and 23.2-29, Conditional Use Permits, as applicable.</i>	<b>In compliance</b>