



Planning, Zoning and Building Department

BOARD ACTION REPORT – APPEALABLE ITEM

Project Name: Forever 21

Project Location: Plaza at Delray – 1600 S. Federal Hwy

Request: Class I Site Plan Modification

Board: Site Plan Review and Appearance Board

Meeting Date: August 10, 2016

Board Action:

Class I Site Plan Modification

Approved 5-0

Project Description:

The subject property is located at the northwest corner of US Highway 1 and Linton Boulevard. The Plaza at Delray shopping center was originally constructed as a 290,000 sq. ft. retail shopping center in 1974. The shopping center currently contains 332,743 sq. ft. of retail, office and restaurant uses.

The proposed modification is associated with the replacement of the existing green fabric awnings with a new crimson red flat finish fabric along the existing Anna's Linen façade for the proposed Forever 21 store.

Board Comments:

The Board approved the proposal with no conditions.

Public Comments:

No public input

Associated Actions:

No actions

Next Action:

The SPRAB action is final unless appealed by the City Commission.

SITE PLAN REVIEW AND APPEARANCE BOARD

CITY OF DELRAY BEACH

---STAFF REPORT---

MEETING DATE: August 10, 2016

ITEM: Class I Site Plan Modification associated with minor elevation changes for a future tenant, (Forever 21) in the Plaza at Delray between Ross, and Super Cuts stores. The subject property is located at 1600 S. Federal Highway.

RECOMMENDATION: Approval of the Class I Site Plan Modification for Forever 21.

GENERAL DATA:

Applicant..... Forever 21 Inc.

Owner/Agent..... Linton – Delray LLC

Location..... At the northwest corner of S. Federal Highway and Linton Boulevard

Property Size..... 330,053 sq. ft. (7.57 acres)

Future Land Use Map.... GC (General Commercial)

Current Zoning..... PC (Planned Commercial)

Adjacent Zoning. North: GC (General Commercial)
SAD (Special Activities District),
PC (Planned Commercial)

East: RM (Multiple Family Residential)
PC (Planned Commercial)

South: PC (Planned Commercial)

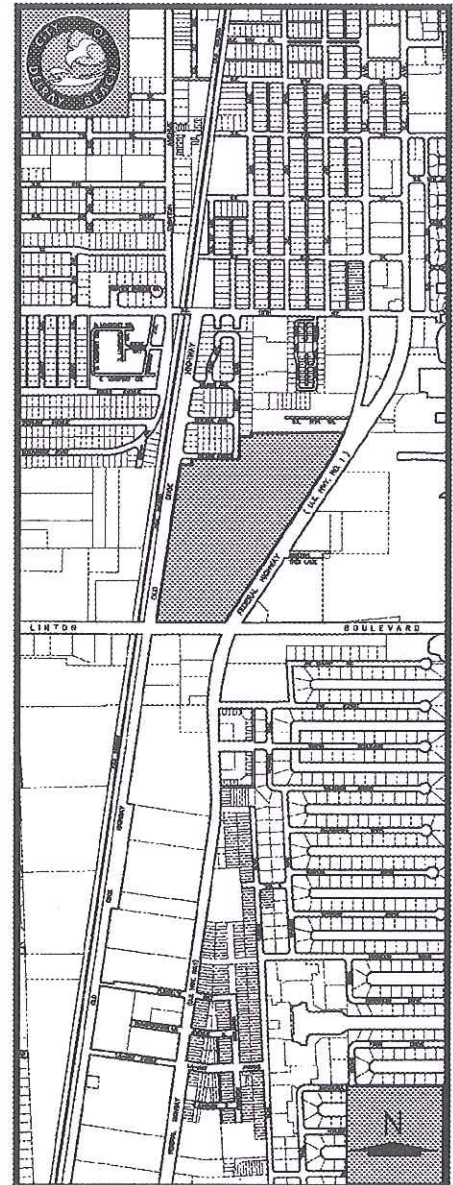
West: I (Industrial)

Existing Land Use..... Shopping Center

Proposed Land Use..... Shopping Center

Water Service..... Existing on site

Sewer Service..... Existing on site



ITEM BEFORE THE BOARD

The item before the Board is approval of a Class I Site Plan Modification associated with architectural elevation changes for **Forever 21**, pursuant to Land Development Regulations (LDR) Section 2.4.5(G)(1)(a).

The subject property is located at the northwest corner of US Highway 1 and Linton Boulevard (1600 South Federal Highway).

BACKGROUND INFORMATION / PROJECT DESCRIPTION

The subject property (Plaza at Delray) was originally constructed as a 290,000 sq. ft. retail shopping center in 1974. The shopping center currently contains 332,743 sq. ft. of retail, office and restaurant uses.

There have been several modifications to the Plaza. Most recently, on February 27, 2013, the Site Plan Review and Appearance Board (SPRAB) approved a Class IV Site Plan Modification for the LA Fitness Center for the redevelopment of the existing Regal Cinema space.

Now before the Board for consideration is approval of the Class I Site Plan Modification request associated with changes to the fabric awning for the existing Anna's Linen space for the proposed **Forever 21** in the Plaza at Delray.

ARCHITECTURAL ELEVATIONS ANALYSIS

LDR Section 4.6.18(E) – Criteria for Board Action: The following criteria shall be considered, by the Site Plan Review and Appearance Board (SPRAB), in the review of plans for building permits. If the following criteria are not met, the application shall be disapproved:

1. The plan or the proposed structure 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.
2. The proposed structure, or project, is in its exterior design and appearance of quality such as not to cause the nature of the local environment or evolving environment to materially depreciate in appearance and value.
3. The proposed structure, or project, is in harmony with the proposed developments in the general area, with the Comprehensive Plan, and with the supplemental criteria which may be set forth for the Board from time to time.

The proposed architectural elevation change involves the replacement of the existing green fabric awnings with a new **crimson red** flat finish fabric, located on the east facade facing the parking lot. The existing awning structure will not be replaced, and will remain at the same height and position. No signage application has been submitted in relation to awnings. The introduction of the awning color change will not adversely affect the surrounding area and will not materially depreciate the neighboring areas. Based on the above, positive findings can be made with respect to LDR Section 4.6.18(E).

ALTERNATIVE ACTIONS

- A. Continue with direction.
- B. Move approval of the request for a Class I site plan modification for elevation changes for **Forever 21** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.
- C. Move denial of the request for a Class I site plan modification, for elevation changes for **Forever 21** by adopting the findings of fact and law contained in the staff report, and finding that the request is inconsistent with the Comprehensive Plan and does not meet criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

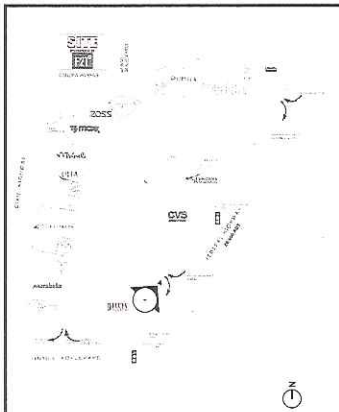
STAFF RECOMMENDATION

Move approval of the request for a Class I site plan modification for elevation changes for **Forever 21** by adopting the findings of fact and law contained in the staff report, and finding that the request is consistent with the Comprehensive Plan and meets criteria set forth in Section 4.6.18(E) of the Land Development Regulations.

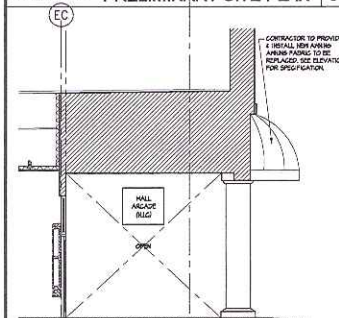
Attachments:

- Elevations/ Awning Details
- Streetscape Photos

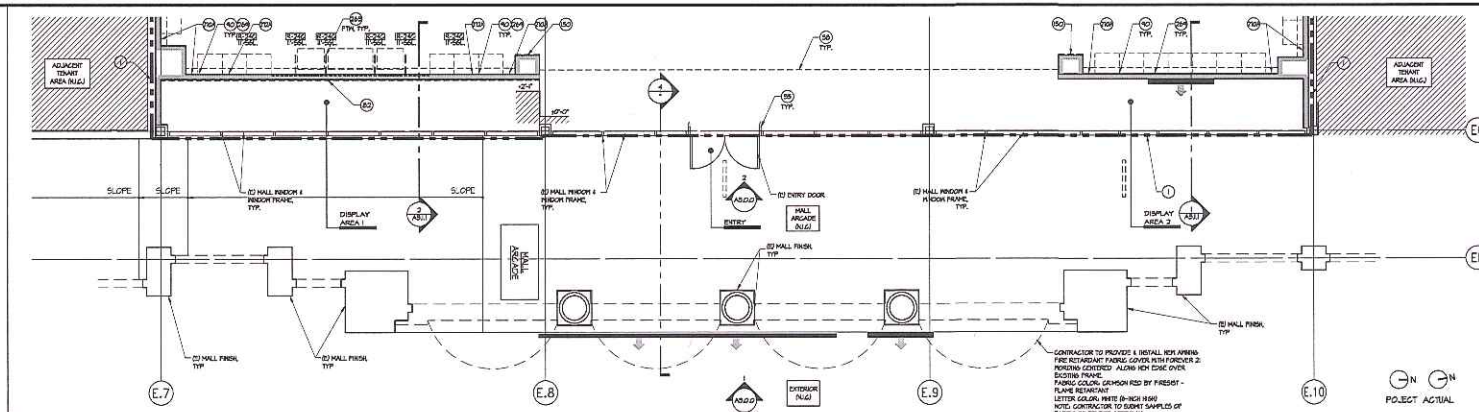
Report Prepared by: Debora Slaski, Assistant Planner



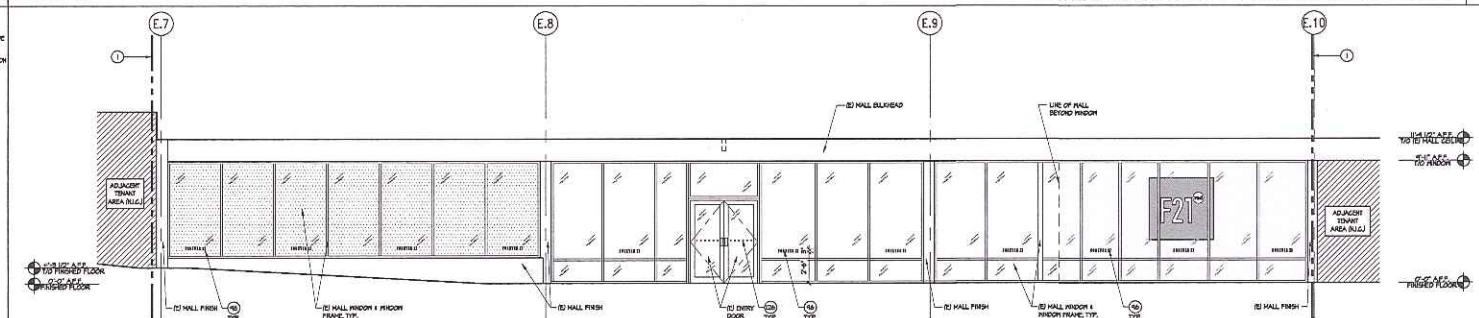
SCALE: 1/4" = 1'-0" PRELIMINARY SITE PLAN 5



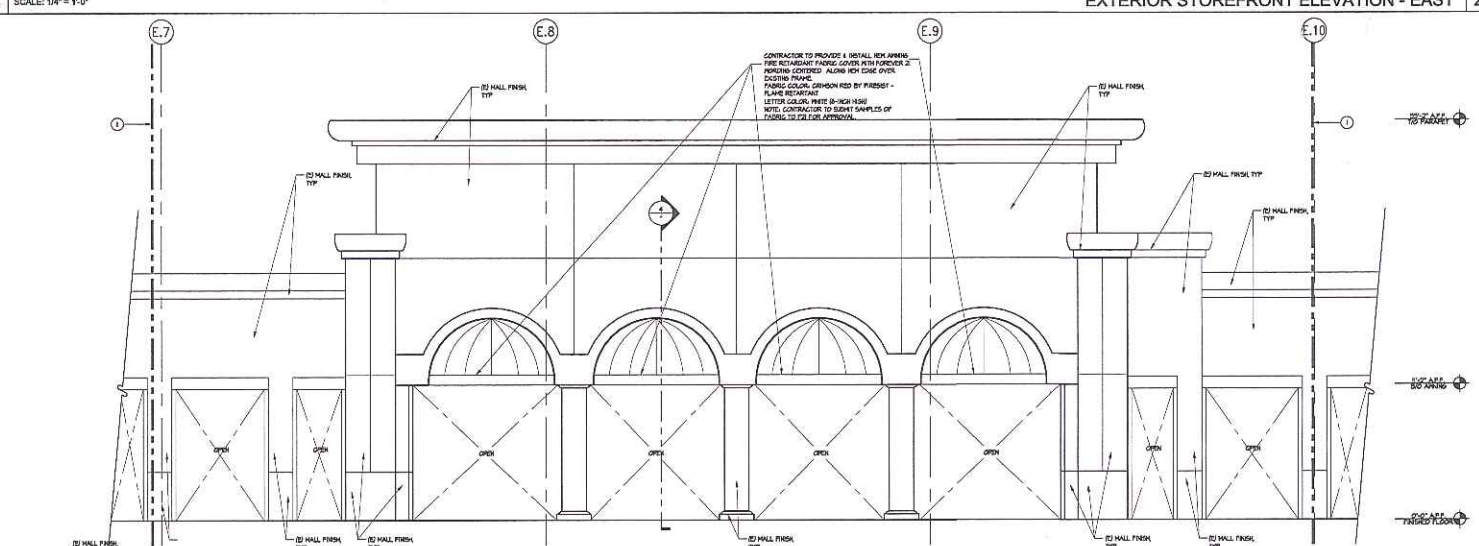
SECTION AT ARCADE 4



SCALE: 1/4" = 1'-0" EXTERIOR STOREFRONT ENLARGED PLAN - EAST 3



SCALE: 1/4" = 1'-0" EXTERIOR STOREFRONT ELEVATION - EAST 2



SCALE: 1/4" = 1'-0" EXTERIOR STOREFRONT ELEVATION - EAST 1

FOREVER 21, INC.
3880 N. MISSION ROAD
LOS ANGELES, CA 90021
213.747.5100 TEL
213.741.5111 FAX

NOTES: THE DESIGNS SHOWN AND DISCLOSED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHICS AND NOTICES, SPECIFICATIONS, AND PROPOSALS, AND ANY OTHER INFORMATION, ARE THE PROPERTY OF FOREVER 21, INC. AND CANNOT BE COPIED OR REPRODUCED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF FOREVER 21, INC. THESE ARE AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS AND OTHER PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

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START DATE: NOV. 2015
F21 JOB NO: 4K-1040

DRAWN: STAFF
CHECKED: STAFF

ARCH: CM
CENTRAL
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FAX: (817) 837-1000
SEAL

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ENGR
T/E/S
ENGINEERING
20101 First Street
Cleveland, OH 44115
P: 440.871.2015
F: 440.871.7000

FOREVER 21
TENANT IMPROVEMENT
PLAZA AT DELRAY
638 SOUTH FEDERAL HIGHWAY
DELRAY BEACH, FLORIDA

SUBMITTALS:
12/22/2015
LANDLORD PRELIM SUBMITTAL
03/31/2016
LANDLORD FINAL REVIEW
04/26/2016
PLAN CHECK SUB. 1 P

REVISIONS:
NO DATE DESCRIPTION

KEY PLAN
CONCRETE 21


SHEET NAME
STOREFRONT
ELEVATION /
ENLARGED PLAN

SHEET NUMBER
A1.0.0

SCALE: AS NOTED

COLOR SAMPLES/FINISHES SCHEDULE

Please note type of material proposed

ATTACH SAMPLES	
ROOF	<div></div>
WALLS	<div></div>
FASCIA	<div></div>
WINDOWS	<div></div>
COLUMNS	<div></div>
AWNINGS	<div><div><p>6663-82017 CRIMSON RED</p></div><div></div></div>
RAILINGS	<div></div>
DOORS	<div></div>
SCREENING (PATIO/POOL)	<div></div>
OTHER	<div></div>

INDICATE FINISH TYPE (Flat, Gloss etc): AWNING FABRIC IS A FLAT FIISH

SUBMIT EIGHT COPIES OF A PHOTOGRAPH(S) OF THE STREETScape VIEW(S) OF THE SUBJECT SITE AND THE BUILDINGS IMMEDIATELY ADJACENT TO IT.

AFFIX EIGHT COPIES OF A PHOTOGRAPH OF BUILDING WITH PROPOSED COLORS TO APPLICATION

Existing Elevation



STOREFRONT - FOREVER 21 RED STORE



ADJACENT STORE - ROSS TO FOREVER 21 RED STORE



STOREFRONT - FOREVER 21 RED STORE



ADJACENT STORE - ROSS TO FOREVER 21 RED STORE



ADJACENT STORE - SUPERCUTS